

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Wedgwood/Bryant / 45

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 581

Range of Sale Dates: 1/2001 - 11/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$168,700	\$146,300	\$315,000	\$329,400	95.6%	9.80%
2003 Value	\$174,800	\$151,100	\$325,900	\$329,400	98.9%	9.70%
Change	+\$6,100	+\$4,800	+\$10,900		+3.3%	-0.10%
% Change	+3.6%	+3.3%	+3.5%		+3.5%	-1.02%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.10% and -1.02% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots, which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$170,400	\$143,300	\$313,700
2003 Value	+\$176,500	+\$147,900	+\$324,400
Percent Change	+3.6%	+3.2%	+3.4%

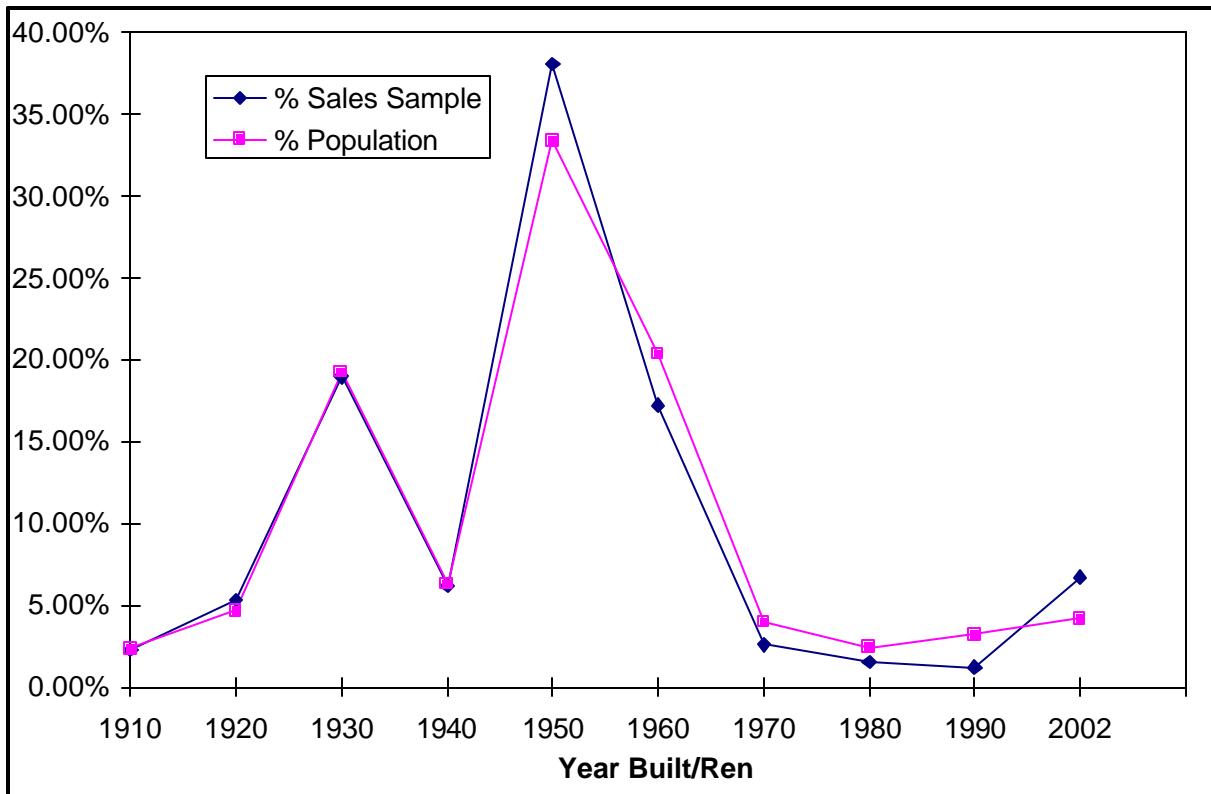
Number of one to three unit residences in the Population: 6413

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis results showed that including variables for age and view improved the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sales price) for houses built between 1931 and 1940 with view totals less than 3 (good) were higher than others and the formulas adjusted them upward less than others. Conversely, parcels with view totals greater than 2 (average) had higher assessment ratios than properties with lesser or no view and were adjusted downward.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	13	2.24%
1920	31	5.34%
1930	110	18.93%
1940	36	6.20%
1950	221	38.04%
1960	100	17.21%
1970	15	2.58%
1980	9	1.55%
1990	7	1.20%
2002	39	6.71%
		581

Population		
Year Built/Ren	Frequency	% Population
1910	150	2.34%
1920	300	4.68%
1930	1234	19.24%
1940	405	6.32%
1950	2139	33.35%
1960	1303	20.32%
1970	254	3.96%
1980	156	2.43%
1990	205	3.20%
2002	267	4.16%
		6413

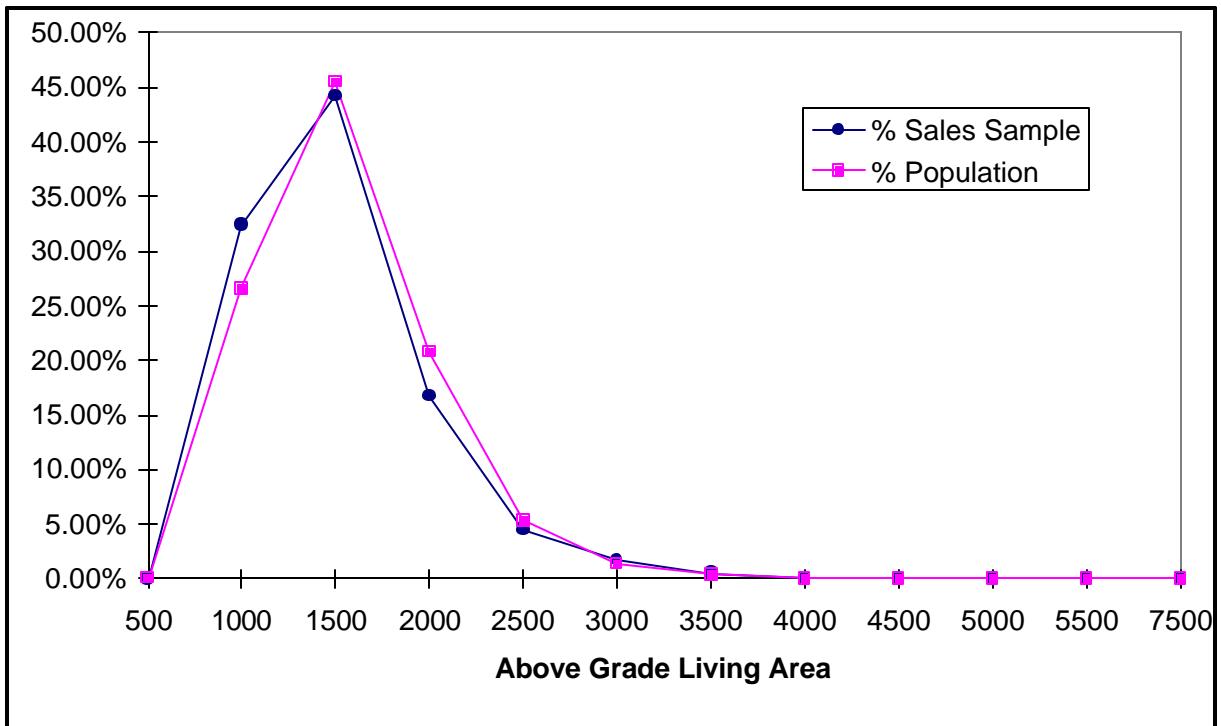


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	188	32.36%
1500	257	44.23%
2000	97	16.70%
2500	26	4.48%
3000	10	1.72%
3500	3	0.52%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	581	

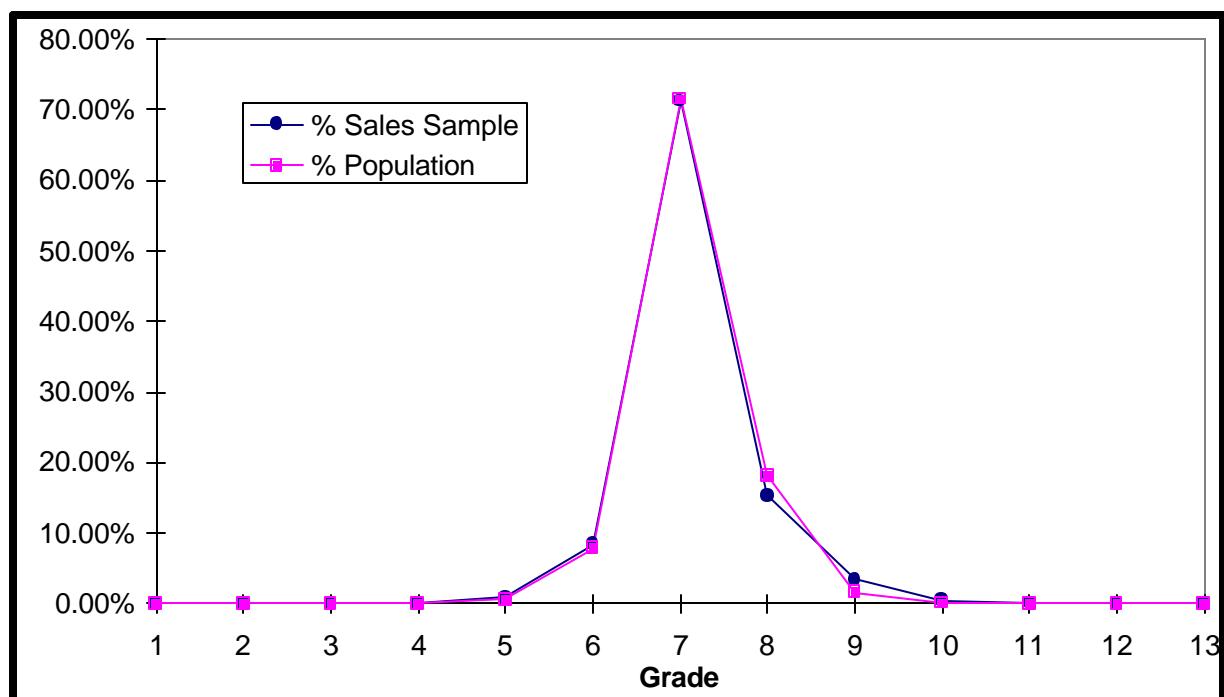
Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	1702	26.54%
1500	2917	45.49%
2000	1335	20.82%
2500	341	5.32%
3000	87	1.36%
3500	25	0.39%
4000	2	0.03%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6413	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

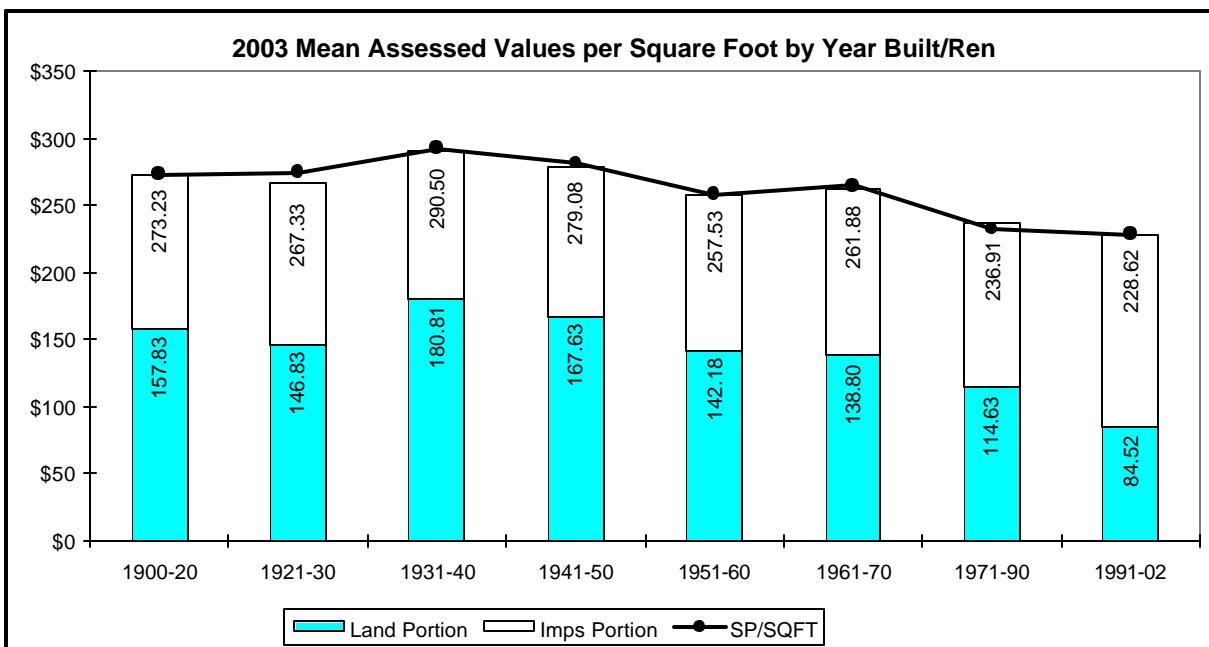
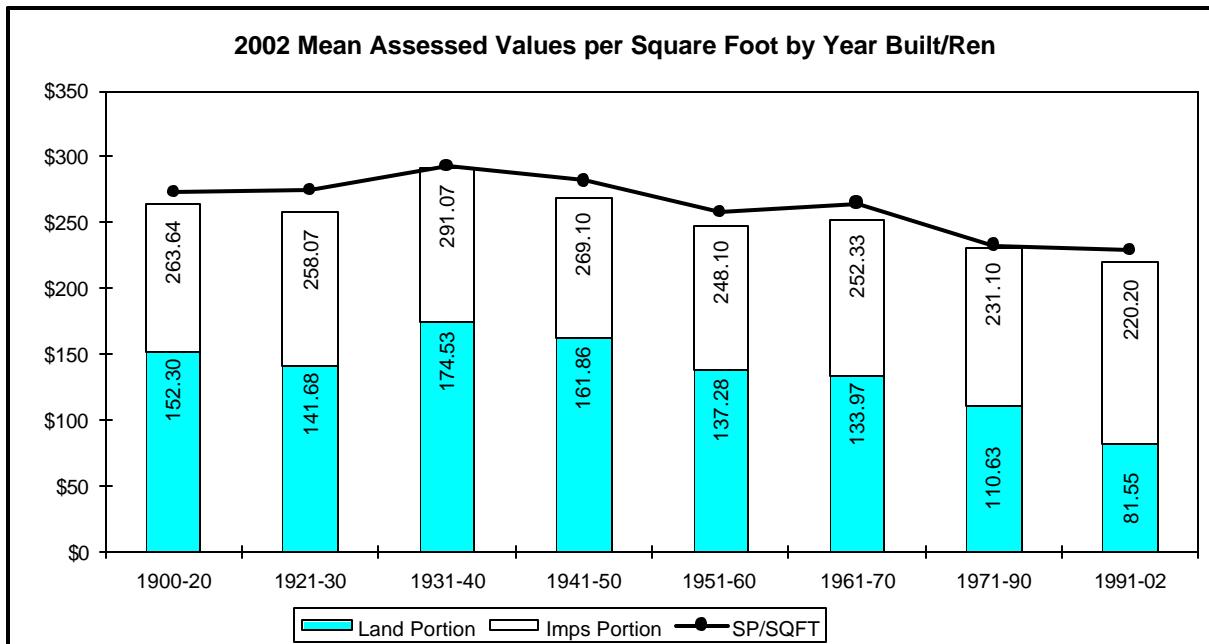
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	5	0.86%	5	40	0.62%
6	49	8.43%	6	506	7.89%
7	414	71.26%	7	4587	71.53%
8	89	15.32%	8	1162	18.12%
9	20	3.44%	9	107	1.67%
10	3	0.52%	10	9	0.14%
11	1	0.17%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	581			6413	



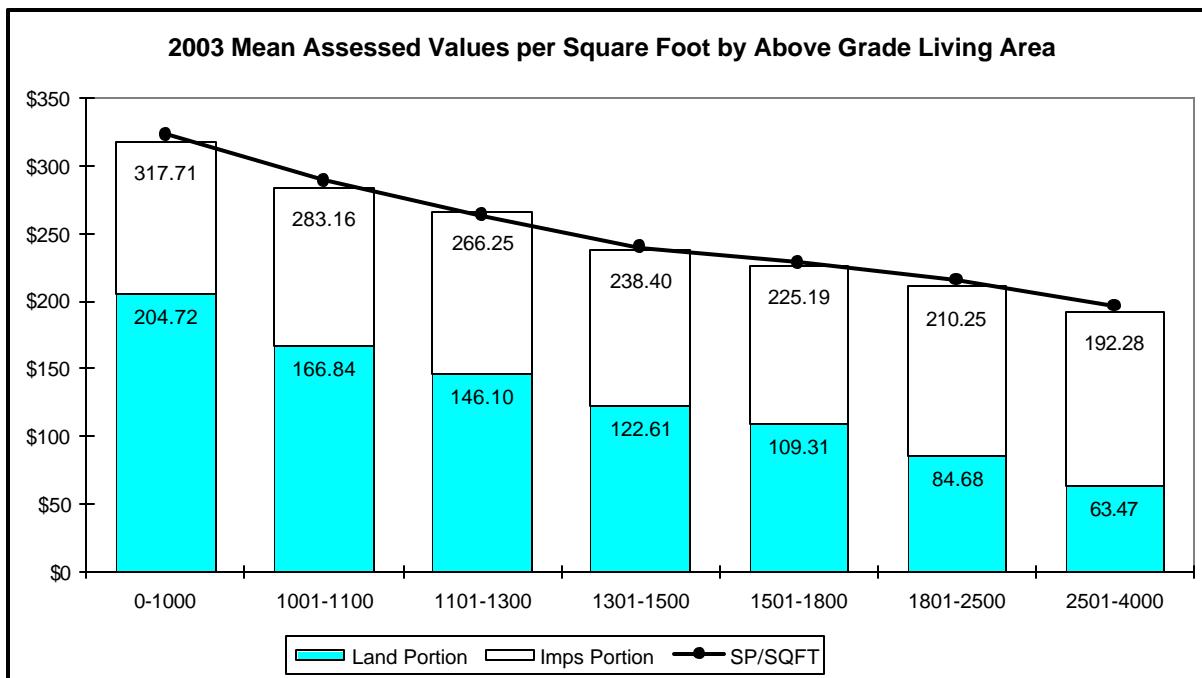
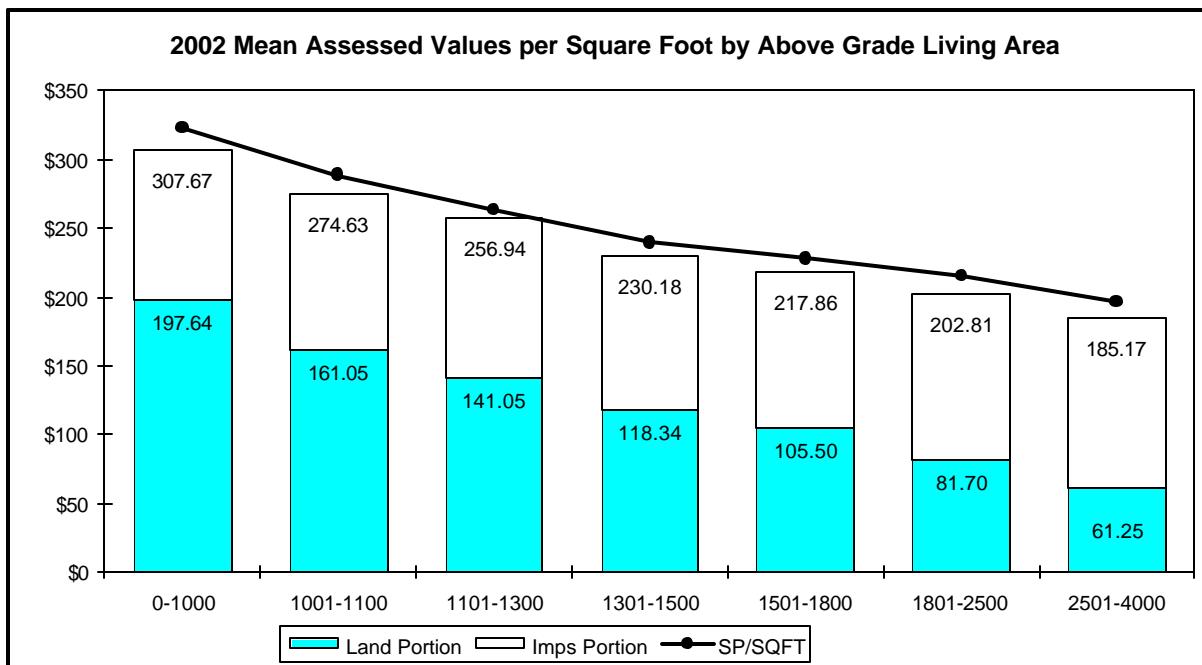
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



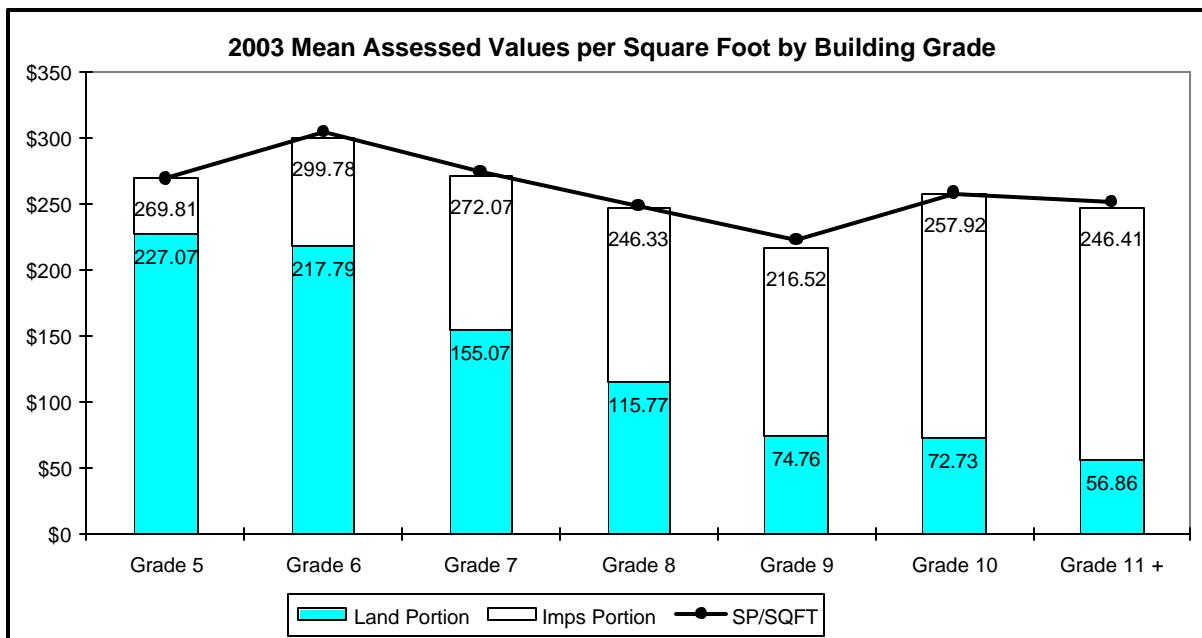
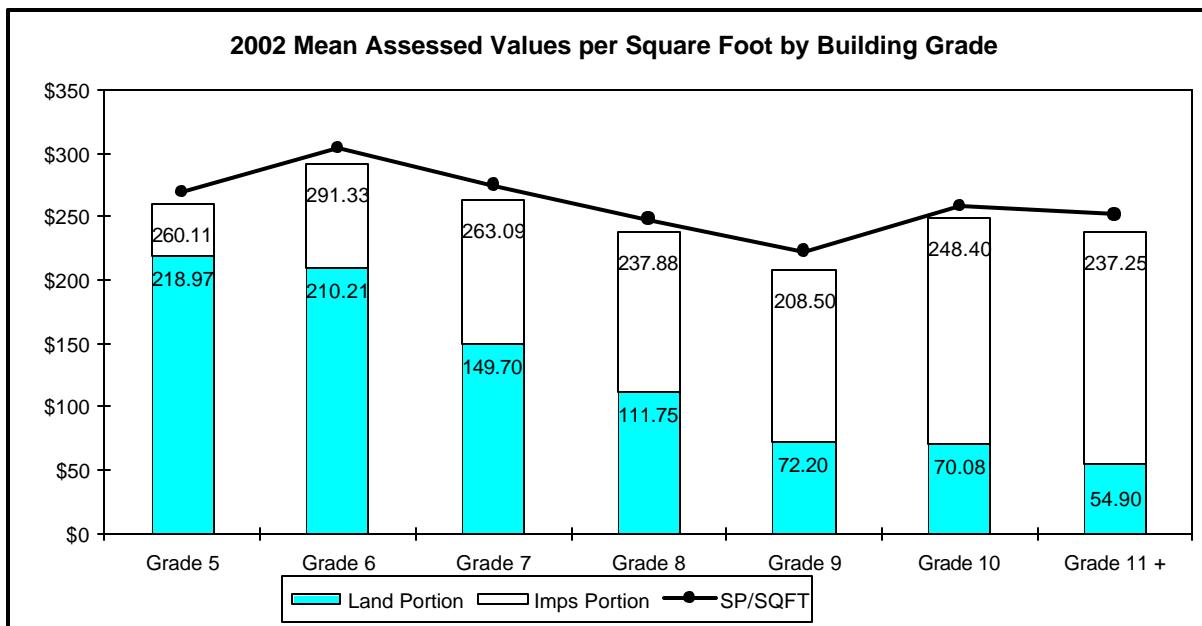
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 11/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were very limited usable vacant land sales available in this area. The land adjustment was derived from the overall adjustment to the improved sales sample. This resulted in an overall 3.6% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.039, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 581 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that including variables for age and view improved the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sales price) for houses built between 1931 and 1940 with view totals less than 3 (good) were higher than others and the formulas adjusted them upward less than others. Conversely, parcels with view totals greater than 3 (average) had a higher assessment ratios than others were adjusted downward.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / ((0.9620555) + (0.03401506 if Year Built or Year Renovated 1931 through 1940 w/ Total View value less than 3) + (0.08763029E if Total View value greater than 2))

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, then 2003 Total Value = 2002 Total Value * 1.0394 (rounded down), then 2003 Improvement Value = 2003 Total Value – 2003 Land Value.
- If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.0394).
- If vacant parcels (no improvement value) only the land adjustment applies.
- If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 or Previous Improvement value * 1.00)
- If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 45 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.94%

Total View value greater than Average

% Adjustment -8.68%

Yr Blt or Renovated between 1931 & 1940 w/ Total View value less than Good

% Adjustment -3.55%

Comments

The 3.94% adjustment shown is what would be applied in the absence of any other adjustments.

For instance, a house with view greater than Average would receive an adjustment of -4.74% (3.94% - 8.68%).

A house built between 1931 and 1940 with view less than Good would receive an upward adjustment of 0.39% (3.94% - 3.55%).

6015 parcels or 92.6% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

399 parcels or 6.1% of the population receives an adjustment for age and views greater than Good.

79 parcels or 1.2% of the population receives and adjustment for view totals greater than Average.

There are no properties in this area that receive more than two adjustments.

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.989

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	5	0.950	0.985	3.7%	0.805	1.166
6	49	0.959	0.988	3.0%	0.965	1.011
7	414	0.958	0.991	3.4%	0.982	1.000
8	89	0.955	0.989	3.5%	0.967	1.011
9	20	0.933	0.969	3.8%	0.933	1.005
>9	4	0.959	0.996	3.8%	0.929	1.062
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1920	44	0.965	0.999	3.6%	0.968	1.031
1921-1930	110	0.937	0.971	3.6%	0.953	0.989
1931-1940	36	0.984	0.983	-0.1%	0.948	1.019
1941-1950	221	0.958	0.994	3.7%	0.981	1.007
1951-1960	100	0.955	0.992	3.8%	0.971	1.012
1961-1990	31	0.971	1.002	3.1%	0.971	1.032
1991-2002	39	0.957	0.994	3.8%	0.968	1.020
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	361	0.958	0.991	3.5%	0.981	1.001
Good	170	0.955	0.988	3.4%	0.973	1.002
Very Good	50	0.949	0.983	3.5%	0.952	1.013
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	376	0.958	0.991	3.4%	0.981	1.001
1.5	146	0.950	0.984	3.5%	0.967	1.000
2	56	0.961	0.994	3.5%	0.971	1.017
>2	3	0.937	0.973	3.8%	0.761	1.184

Area 45 Annual Update Ratio Confidence Intervals

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It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	45	0.959	0.988	3.0%	0.960	1.015
801-1000	143	0.950	0.982	3.4%	0.967	0.998
1001-1200	105	0.958	0.990	3.3%	0.971	1.008
1201-1400	102	0.967	1.002	3.7%	0.984	1.021
1401-1600	85	0.964	0.997	3.4%	0.974	1.019
1601-1800	42	0.959	0.992	3.4%	0.960	1.023
1801-2200	34	0.941	0.974	3.6%	0.933	1.016
>2200	25	0.939	0.976	3.8%	0.957	0.994
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	562	0.955	0.989	3.6%	0.981	0.997
Y	19	0.996	0.991	-0.5%	0.926	1.057
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	581	0.956	0.989	3.5%	0.981	0.997
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	109	0.960	0.995	3.7%	0.977	1.014
3	130	0.966	0.997	3.2%	0.979	1.014
6	342	0.951	0.984	3.5%	0.974	0.994
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	13	0.946	0.982	3.8%	0.927	1.036
3000-4000	112	0.971	1.006	3.6%	0.989	1.022
4001-5000	111	0.949	0.979	3.2%	0.961	0.998
5001-6000	174	0.959	0.993	3.5%	0.979	1.006
6001-7000	88	0.945	0.980	3.6%	0.958	1.001
7001-8000	44	0.965	0.999	3.5%	0.974	1.023
8001-10000	27	0.950	0.980	3.2%	0.924	1.036
>10000	12	0.926	0.955	3.2%	0.863	1.047

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.989

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

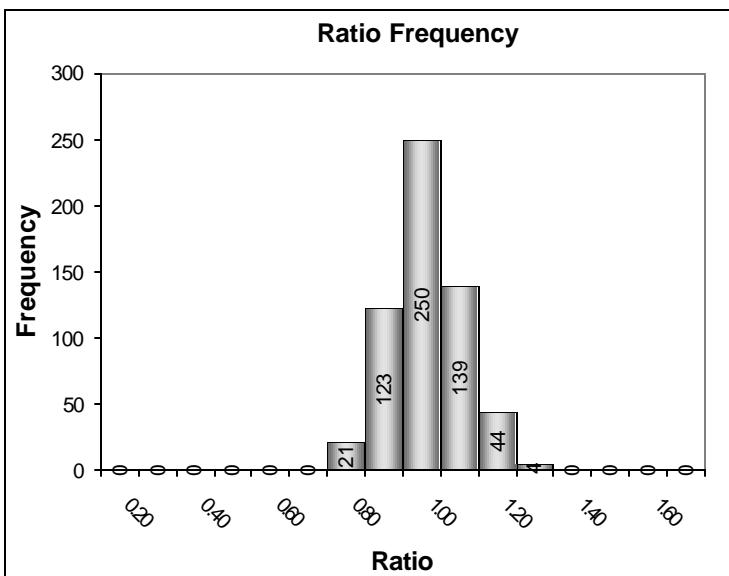
It is difficult to draw valid conclusions when the sales count is low.

Yr Blt / Ren 1931-1940 w/ Total View value < 3 (good)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0	547	0.955	0.989	3.6%	0.981	0.997
1	34	0.984	0.987	0.3%	0.950	1.024
View Total > 2 (average)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0	573	0.955	0.989	3.6%	0.981	0.997
1	8	1.042	0.985	-5.5%	0.903	1.066

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2002	Date of Report: 2/6/2003	Sales Dates: 1/2001 - 11/2002
Area 45 -Wedgwood / Bryant	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	581		
Mean Assessed Value	315,000		
Mean Sales Price	329,400		
Standard Deviation AV	71,712		
Standard Deviation SP	82,759		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.965		
Median Ratio	0.961		
Weighted Mean Ratio	0.956		
UNIFORMITY			
Lowest ratio	0.722		
Highest ratio:	1.250		
Coefficient of Dispersion	7.74%		
Standard Deviation	0.095		
Coefficient of Variation	9.80%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.953		
<i>Upper limit</i>	0.970		
95% Confidence: Mean			
<i>Lower limit</i>	0.958		
<i>Upper limit</i>	0.973		
SAMPLE SIZE EVALUATION			
N (population size)	6413		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.095		
Recommended minimum:	14		
Actual sample size:	581		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	303		
# ratios above mean:	278		
<i>Z:</i>	1.037		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



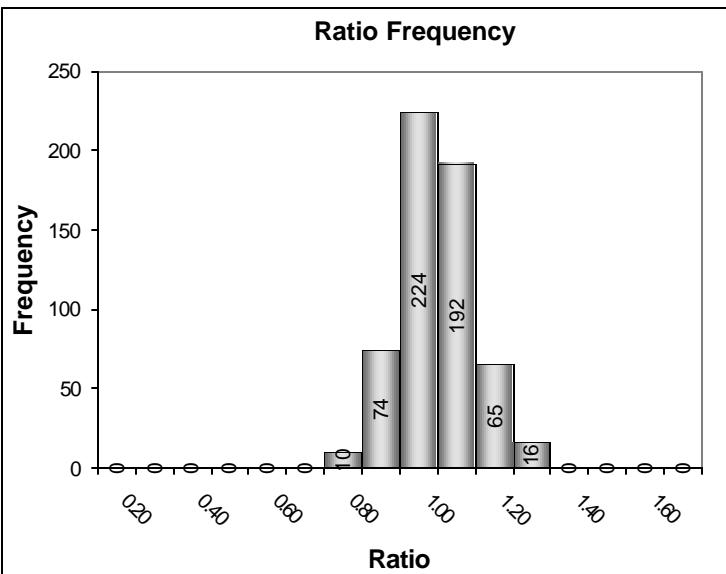
COMMENTS:

1 to 3 Unit Residences throughout area 45

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 2/6/2003	Sales Dates: 1/2001 - 11/2002
Area 45 -Wedgwood / Bryant	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	581		
Mean Assessed Value	325,900		
Mean Sales Price	329,400		
Standard Deviation AV	74.548		
Standard Deviation SP	82.759		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.750		
Highest ratio:	1.298		
Coefficient of Dispersion	7.64%		
Standard Deviation	0.097		
Coefficient of Variation	9.70%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.003		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	6413		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	581		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	301		
# ratios above mean:	280		
<i>Z:</i>	0.871		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 45

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	092504	9246	4/8/2002	159000	580	0	5	1924	3	2046	N	N	2915 NE 60TH ST
2	919120	0535	9/28/2001	225000	700	0	5	1924	4	5000	N	N	5725 26TH AV NE
2	186890	2059	1/8/2001	255000	650	190	6	1920	4	3500	N	N	6210 27TH AV NE
2	186890	2770	3/25/2002	244000	670	380	6	1920	5	2500	N	N	6233 31ST AV NE
2	919120	0485	10/11/2001	213000	700	0	6	1934	3	3200	N	N	2514 NE 57TH ST
2	092504	9313	6/13/2002	221000	770	0	6	1950	3	4928	N	N	5214 29TH AV NE
2	092504	9217	4/29/2002	249000	800	0	6	1919	3	4000	N	N	6015 26TH AV NE
2	187040	0500	9/27/2001	280000	810	400	6	1912	4	4750	N	N	6042 33RD AV NE
2	186890	2025	9/24/2001	281000	810	0	6	1916	5	3500	N	N	6248 27TH AV NE
2	243620	0455	4/6/2001	246000	830	140	6	1927	3	4000	Y	N	4920 32ND AV NE
2	882790	0820	2/21/2001	285000	830	0	6	1914	4	4480	N	N	5541 31ST AV NE
2	187040	0675	5/1/2001	262950	850	220	6	1923	3	4750	N	N	6047 33RD AV NE
2	243620	0215	10/22/2001	230000	850	0	6	1919	3	3700	N	N	4769 34TH AV NE
2	186890	1410	7/17/2002	284990	880	80	6	1926	3	3400	N	N	6046 26TH AV NE
2	092504	9376	1/2/2001	199000	900	0	6	1950	4	4480	N	N	2722 NE BLAKELY ST
2	919120	1481	7/22/2002	260000	1060	0	6	1904	5	4500	N	N	5519 26TH AV NE
2	186890	2920	1/28/2002	285000	1075	180	6	1907	4	3750	N	N	6222 30TH AV NE
2	092504	9215	1/9/2001	298500	1440	390	6	1918	5	6250	N	N	5536 27TH AV NE
2	182480	0170	5/9/2002	299000	670	490	7	1908	5	5000	N	N	6032 25TH AV NE
2	187040	0015	11/9/2001	245000	740	220	7	1926	4	1972	N	N	6005 35TH AV NE
2	092504	9369	10/2/2002	265000	820	0	7	1947	4	5500	N	N	5211 29TH AV NE
2	182480	0135	7/16/2002	339000	890	730	7	1926	5	3300	N	N	6037 26TH AV NE
2	919120	0445	3/26/2001	232950	900	400	7	1925	3	3750	N	N	5714 25TH AV NE
2	186890	0635	10/18/2001	330000	910	200	7	1928	5	2500	N	N	6007 29TH AV NE
2	717120	0070	9/21/2001	350500	920	500	7	1923	5	4860	N	N	5540 29TH AV NE
2	809110	0245	9/11/2002	379000	940	800	7	1914	5	4200	N	N	2910 NE 53RD ST
2	243620	0535	4/12/2001	339950	950	950	7	1949	4	4000	Y	N	4817 UNIVERSITY VIEW PL NE
2	342360	0030	2/19/2002	257500	990	0	7	1925	3	3220	N	N	6248 25TH AV NE
2	243620	0195	3/20/2002	344000	1000	900	7	1964	3	4000	N	N	4772 34TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	1600	10/5/2001	307000	1000	1000	7	1928	3	3750	N	N	6227 27TH AV NE
2	186890	2265	9/6/2001	342000	1010	770	7	1925	5	3750	N	N	6250 28TH AV NE
2	186890	1330	1/8/2002	314950	1040	0	7	1928	3	3700	N	N	6039 27TH AV NE
2	243620	0515	8/14/2001	311000	1040	500	7	1949	3	4000	N	N	4905 UNIVERSITY VIEW PL NE
2	092504	9242	11/13/2002	350950	1050	300	7	1937	3	5417	N	N	5754 28TH AV NE
2	187040	0480	6/8/2001	297500	1050	0	7	1909	4	4750	N	N	6052 33RD AV NE
2	186890	0265	6/27/2002	375000	1060	0	7	1924	4	3500	N	N	6008 31ST AV NE
2	809110	0210	1/24/2001	305000	1070	1170	7	1991	3	4000	N	N	2813 NE 54TH ST
2	186890	1490	11/26/2001	290000	1100	860	7	1925	3	3700	N	N	6016 26TH AV NE
2	186890	1620	3/15/2002	340000	1110	60	7	1937	5	5000	N	N	6235 27TH AV NE
2	717120	0435	6/20/2002	382000	1120	1100	7	1910	4	5000	N	N	5526 28TH AV NE
2	919120	1926	3/28/2002	292500	1140	0	7	1921	3	4000	N	N	5323 27TH AV NE
2	243620	0050	8/28/2001	269000	1150	0	7	1940	4	5500	N	N	4741 35TH AV NE
2	919120	0555	7/25/2001	368000	1150	1150	7	1926	5	4800	N	N	5733 26TH AV NE
2	186890	2295	10/19/2001	349000	1160	660	7	1925	4	3750	N	N	6238 28TH AV NE
2	187040	0625	4/18/2001	332000	1170	300	7	1912	4	4750	N	N	6021 33RD AV NE
2	919120	1790	10/10/2002	350000	1190	0	7	1908	4	2500	N	N	5114 26TH AV NE
2	187040	0510	9/19/2001	370000	1190	600	7	1927	4	4750	N	N	6036 33RD AV NE
2	882790	0175	7/25/2001	399500	1200	0	7	1926	5	3540	N	N	5756 34TH AV NE
2	243620	0085	2/26/2001	299000	1220	590	7	1929	4	4000	N	N	4719 35TH AV NE
2	243620	0420	3/18/2002	291000	1230	0	7	1946	4	4000	Y	N	4814 UNIVERSITY VIEW PL NE
2	092504	9266	4/6/2001	335000	1240	760	7	1925	4	3650	N	N	6061 26TH AV NE
2	186890	0725	3/20/2002	371600	1260	0	7	1913	4	5000	N	N	6039 29TH AV NE
2	186890	2365	8/22/2001	310000	1270	0	7	1925	3	3750	N	N	6210 28TH AV NE
2	882790	0670	6/13/2001	425000	1280	1050	7	1927	5	4600	N	N	5701 30TH AV NE
2	919120	1270	8/21/2002	310000	1300	120	7	1908	4	3750	N	N	5525 27TH AV NE
2	809110	0005	1/9/2001	265000	1310	0	7	1914	4	3500	N	N	5408 27TH AV NE
2	186890	1065	9/28/2001	315000	1320	400	7	1930	3	3375	N	N	6057 28TH AV NE
2	186990	0165	10/8/2002	336000	1340	0	7	1942	3	5000	N	N	6236 34TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	187040	0735	7/22/2002	285000	1360	930	7	1916	3	3800	N	N	6048 32ND AV NE
2	919120	0365	6/12/2002	289000	1360	0	7	1919	3	4000	N	N	5748 25TH AV NE
2	243620	0360	11/9/2001	345000	1380	500	7	1925	4	4000	N	N	4846 33RD AV NE
2	243620	0025	10/4/2001	295919	1380	800	7	1926	4	4000	N	N	4757 35TH AV NE
2	809110	0270	7/6/2001	232000	1410	0	7	1900	3	4300	N	N	2740 NE 53RD ST
2	186940	0105	6/29/2001	450000	1440	0	7	1914	5	5000	N	N	6053 31ST AV NE
2	342360	0015	3/4/2002	274900	1440	120	7	1925	3	3680	N	N	6258 25TH AV NE
2	342360	0050	10/16/2001	365000	1440	840	7	1926	4	3680	N	N	6241 26TH AV NE
2	919120	0885	6/27/2001	375000	1480	0	7	1909	5	5000	N	N	5719 27TH AV NE
2	882790	0625	4/17/2001	365000	1490	0	7	1926	4	6840	N	N	5733 30TH AV NE
2	919120	1940	9/25/2001	310000	1490	0	7	1923	4	3500	N	N	5325 27TH AV NE
2	809110	0341	2/15/2001	400000	1500	590	7	1999	3	2500	N	N	2700 NE 53RD ST
2	809110	0315	6/25/2001	367000	1510	910	7	1924	4	3700	N	N	2716 NE 53RD ST
2	882790	1400	1/11/2002	385550	1530	500	7	1911	3	4480	N	N	5514 34TH AV NE
2	882790	0720	8/12/2002	390000	1560	400	7	1920	4	4560	N	N	5539 30TH AV NE
2	186890	1025	2/13/2002	430000	1680	1320	7	1940	4	5000	N	N	6039 28TH AV NE
2	187040	0385	4/25/2002	344000	1690	0	7	1926	3	3990	N	N	6023 34TH AV NE
2	919120	0525	7/18/2002	535000	1730	0	7	1926	5	5000	N	N	5719 26TH AV NE
2	186890	2775	6/27/2002	398950	1730	0	7	2001	3	2500	N	N	6235 31ST AV NE
2	882790	1430	9/18/2001	410000	1790	240	7	1913	5	4480	N	N	5538 34TH AV NE
2	717120	0060	12/7/2001	407000	1790	0	7	1919	5	4320	N	N	5532 29TH AV NE
2	187040	0775	2/11/2002	435000	1840	490	7	1926	4	4750	N	N	6034 32ND AV NE
2	717120	0395	1/24/2002	385000	1850	810	7	1927	5	5000	N	N	5550 28TH AV NE
2	882790	0325	8/9/2001	450000	1950	600	7	1923	3	6720	N	N	5728 31ST AV NE
2	882790	0830	3/8/2002	448000	2000	800	7	1914	4	4480	N	N	5535 31ST AV NE
2	092504	9223	9/5/2002	240000	2040	200	7	1924	3	5720	N	N	5112 27TH AV NE
2	186890	1525	4/22/2002	440000	2060	0	7	1925	4	3700	N	N	6006 26TH AV NE
2	187040	0705	10/17/2002	570000	2070	400	7	1929	5	3515	N	N	6057 33RD AV NE
2	717120	0305	3/27/2002	420000	2250	1460	7	1911	3	5000	N	N	5701 29TH AV NE
2	882790	0615	12/30/2001	309000	930	930	8	1910	3	4725	N	N	5739 30TH AV NE
2	882790	1080	2/13/2001	290000	1030	0	8	1955	3	4480	N	N	5532 31ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	773110	0090	10/11/2002	499950	1330	0	8	1927	4	4533	N	N	5744 28TH AV NE
2	186890	0510	6/22/2001	476000	1350	840	8	1910	5	5000	N	N	6036 29TH AV NE
2	919120	0895	8/8/2001	415000	1430	0	8	1929	5	3750	N	N	5721 27TH AV NE
2	187040	0375	5/28/2002	500000	1550	560	8	1927	4	3895	N	N	6021 34TH AV NE
2	919120	0705	11/19/2001	397000	1580	250	8	1928	3	5000	N	N	5750 26TH AV NE
2	919120	0790	7/9/2002	313000	1610	0	8	1954	3	5000	N	N	5718 26TH AV NE
2	186890	0145	8/25/2002	402000	1620	0	8	1928	4	5000	N	N	6058 31ST AV NE
2	919120	1240	8/23/2001	337000	1700	0	8	1927	3	3750	N	N	5515 27TH AV NE
2	919120	0465	9/9/2002	345000	1710	190	8	1930	3	4000	N	N	5706 25TH AV NE
2	186890	0520	8/12/2002	499900	1740	0	8	1912	5	5000	N	N	6032 29TH AV NE
2	182480	0125	7/12/2002	415000	1760	610	8	1996	3	4500	N	N	6038 25TH AV NE
2	186890	2745	1/10/2001	490000	1880	830	8	1929	4	4500	N	N	6223 31ST AV NE
2	186890	2550	7/11/2002	430000	1980	0	8	1929	4	5000	N	N	2905 NE 65TH ST
2	773110	0005	6/5/2002	525000	2020	300	8	1928	3	4320	N	N	5732 29TH AV NE
2	186890	2835	7/3/2001	423000	2050	870	8	1925	5	3975	N	N	3003 NE 65TH ST
2	186890	1190	6/21/2001	399950	2100	0	8	2001	3	2500	N	N	6012 27TH AV NE
2	919120	1743	2/5/2002	549000	2360	680	9	1999	3	3750	N	N	5134 26TH AV NE
2	717120	0095	7/30/2001	545000	2400	0	9	2001	3	3248	N	N	5548 29TH AV NE
2	243620	0785	10/3/2002	605000	2730	0	9	2002	3	3752	N	N	4706 33RD AV NE
2	186890	2375	7/12/2001	725000	1850	300	10	1997	3	5000	N	N	6208 28TH AV NE
3	633800	0340	7/15/2001	220000	540	510	6	1940	4	5120	N	N	4020 NE 57TH ST
3	881990	0505	10/31/2001	248000	550	550	6	1933	3	4280	N	N	5517 39TH AV NE
3	633800	0580	6/4/2002	294000	580	200	6	1926	3	5120	N	N	4015 NE 57TH ST
3	243670	0115	12/4/2001	226839	600	0	6	1948	5	4000	Y	N	5028 35TH AV NE
3	633800	0591	7/24/2001	220000	620	300	6	1927	3	3520	N	N	4005 NE 57TH ST
3	881540	0255	5/8/2002	220000	640	0	6	1938	3	6250	N	N	6240 37TH AV NE
3	243670	0535	7/17/2001	236000	760	0	6	1948	3	2800	N	N	5030 38TH AV NE
3	881990	0320	6/28/2001	276500	770	520	6	1927	4	2675	N	N	5546 37TH AV NE
3	881990	0055	3/7/2001	195000	840	0	6	1921	3	4280	Y	N	5540 35TH AV NE
3	243670	0850	6/19/2002	311000	1090	0	6	1926	3	4000	N	N	5215 39TH AV NE
3	881340	0425	2/21/2001	230000	1460	0	6	1910	4	3706	N	N	4823 38TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881340	0150	9/20/2001	315000	1630	0	6	1911	3	3750	N	N	4505 37TH AV NE
3	881990	0500	10/17/2001	238500	680	0	7	1950	3	3745	N	N	5521 39TH AV NE
3	318160	0030	9/12/2001	250000	760	0	7	1948	3	5050	N	N	4008 NE 60TH ST
3	881990	0065	9/26/2002	254950	770	260	7	1950	3	4280	N	N	5550 35TH AV NE
3	881990	0910	6/8/2001	319750	780	500	7	1940	3	4815	N	N	5737 38TH AV NE
3	881540	0250	4/2/2002	292000	810	590	7	1938	3	4500	N	N	6244 37TH AV NE
3	318210	0120	2/13/2002	248320	810	300	7	1947	4	5210	N	N	4409 NE 65TH ST
3	881990	0589	3/26/2002	299000	820	790	7	1970	3	4150	N	N	5607 40TH AV NE
3	881990	0675	11/12/2001	235000	830	420	7	1931	3	3649	N	N	5715 40TH AV NE
3	881540	0075	9/12/2002	255000	840	650	7	1945	3	4200	N	N	6227 40TH AV NE
3	610540	0072	3/28/2002	227500	850	0	7	1952	3	3783	N	N	3504 NE BLAKELY ST
3	633800	0530	6/6/2002	310000	870	0	7	1931	3	7680	N	N	4045 NE 57TH ST
3	881990	1121	10/22/2001	315000	870	410	7	1967	3	3300	N	N	3515 NE 60TH ST
3	633800	0670	10/24/2002	274950	890	0	7	1961	3	7737	N	N	4038 NE 56TH ST
3	881990	1085	6/24/2002	319000	890	200	7	1920	3	4280	Y	N	5734 35TH AV NE
3	243670	0845	10/1/2002	295000	890	0	7	1942	3	4000	N	N	5217 39TH AV NE
3	881540	0265	2/13/2001	253000	900	200	7	1939	3	4500	N	N	6230 37TH AV NE
3	881540	0910	3/18/2002	382000	900	200	7	1928	4	5000	N	N	6026 36TH AV NE
3	633800	0113	6/21/2002	301950	900	0	7	1948	3	5034	N	N	5803 43RD AV NE
3	881990	1140	10/29/2001	295000	910	910	7	1940	4	4815	Y	N	5733 36TH AV NE
3	243670	0910	6/15/2001	325000	910	910	7	1940	4	4000	N	N	5232 38TH AV NE
3	235930	0030	9/19/2002	295000	910	0	7	1951	3	5212	N	N	4014 NE 62ND ST
3	881990	0745	4/17/2001	315000	910	910	7	1951	4	4617	N	N	5756 38TH AV NE
3	102504	9131	2/16/2001	341750	920	340	7	1940	3	3827	N	N	4706 36TH AV NE
3	607950	0325	5/29/2001	300000	950	250	7	1949	3	4350	N	N	4327 NE 55TH ST
3	243670	0130	6/12/2001	229500	950	0	7	1947	3	4000	N	N	5040 35TH AV NE
3	881540	0311	10/24/2002	267000	950	0	7	1948	3	4000	N	N	6237 38TH AV NE
3	318260	0060	4/25/2002	350000	950	200	7	1950	3	6750	N	N	6023 44TH AV NE
3	881540	1150	5/29/2002	285000	960	370	7	1951	3	5000	N	N	6040 38TH AV NE
3	881990	0576	5/1/2002	275000	970	300	7	1952	3	3735	N	N	5552 39TH AV NE
3	881990	0490	3/27/2002	265000	980	0	7	1942	3	5350	N	N	5535 39TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	0725	7/24/2002	305000	980	740	7	1950	3	7490	N	N	5730 38TH AV NE
3	881340	0215	1/4/2002	355000	990	550	7	1928	3	3667	N	N	4710 38TH AV NE
3	237920	0010	10/25/2002	315000	1000	480	7	1945	3	4300	N	N	4833 36TH AV NE
3	633800	0110	4/10/2002	307890	1000	0	7	1948	3	6100	N	N	4123 NE 60TH ST
3	881990	0680	8/3/2001	323000	1000	120	7	1925	3	7221	N	N	5703 40TH AV NE
3	237920	0020	3/5/2001	240000	1000	500	7	1945	3	4128	N	N	4774 35TH AV NE
3	881990	0090	6/27/2001	320000	1010	180	7	1928	3	4280	Y	N	5553 36TH AV NE
3	318210	0195	5/16/2002	310000	1010	0	7	1947	3	6750	N	N	6207 45TH AV NE
3	881990	0905	5/2/2002	395000	1010	210	7	1948	4	4815	N	N	5741 38TH AV NE
3	881540	0010	11/20/2002	274000	1010	370	7	1951	4	4497	N	N	6257 40TH AV NE
3	607950	0330	9/7/2001	339900	1020	250	7	1947	3	4200	N	N	4323 NE 55TH ST
3	318210	0131	11/14/2001	335000	1030	430	7	1947	4	5213	N	N	4419 NE 65TH ST
3	881990	0315	11/30/2001	375000	1030	920	7	1923	3	8025	N	N	5540 37TH AV NE
3	881990	1105	7/5/2002	315000	1060	1060	7	1924	3	4280	Y	N	5750 35TH AV NE
3	243670	0150	3/29/2001	305000	1060	0	7	1947	3	4000	N	N	3505 NE 52ND ST
3	633800	0280	8/15/2002	340000	1070	730	7	1948	3	6880	N	N	4015 NE 58TH ST
3	881540	0535	9/16/2002	265000	1070	0	7	1942	3	5000	N	N	6251 37TH AV NE
3	243670	1300	9/17/2001	380000	1080	150	7	1926	4	4000	N	N	5215 36TH AV NE
3	243670	1320	8/16/2001	260500	1080	0	7	1941	3	6000	N	N	3504 NE 52ND ST
3	881990	0645	10/29/2002	311000	1080	350	7	1977	3	6009	N	N	5737 40TH AV NE
3	881990	0470	5/24/2002	257000	1090	0	7	1942	3	5350	N	N	5539 39TH AV NE
3	881540	0290	6/20/2002	355000	1120	520	7	1950	3	4000	N	N	3716 NE 62ND ST
3	633800	0180	6/6/2002	320000	1140	800	7	1948	3	6600	N	N	4015 NE 60TH ST
3	881990	1090	10/31/2002	345000	1150	0	7	1927	3	4280	Y	N	5738 35TH AV NE
3	881540	0785	6/14/2001	315000	1160	110	7	1927	3	2700	N	N	3512 NE 60TH ST
3	881340	0385	9/6/2002	327650	1160	910	7	1926	3	3706	N	N	4800 37TH AV NE
3	881990	0890	9/14/2001	400000	1180	1180	7	1947	4	5564	Y	N	5755 38TH AV NE
3	607950	0265	2/22/2002	375000	1190	0	7	1942	5	5000	N	N	4302 NE 56TH ST
3	881990	0345	11/15/2002	335000	1200	250	7	1950	3	4280	N	N	5547 38TH AV NE
3	243670	0330	8/15/2001	302000	1200	850	7	1924	3	4000	N	N	5041 38TH AV NE
3	243670	0440	10/15/2001	316000	1210	0	7	1927	3	4000	N	N	5044 37TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881340	0320	11/12/2002	355000	1210	200	7	1928	4	2401	N	N	4705 38TH AV NE
3	318160	0110	4/24/2001	287000	1210	350	7	1948	3	5909	N	N	4122 NE 60TH ST
3	243670	0870	12/3/2001	278300	1220	0	7	1928	4	4000	N	N	3806 NE 52ND ST
3	243670	0400	6/18/2001	311000	1220	770	7	1927	3	4000	N	N	5014 37TH AV NE
3	881540	1295	1/3/2001	337500	1240	820	7	1946	4	5000	N	N	6026 39TH AV NE
3	881340	0170	7/23/2002	359500	1240	0	7	1913	4	4950	N	N	4738 38TH AV NE
3	881540	0165	8/12/2002	400000	1250	860	7	1946	4	5000	N	N	6220 38TH AV NE
3	881540	0325	2/13/2002	324950	1250	430	7	1946	3	5000	N	N	6257 38TH AV NE
3	881990	0940	4/12/2001	354000	1260	930	7	1962	5	4500	N	N	3712 NE 57TH ST
3	243670	0365	9/20/2001	352000	1270	600	7	1929	4	4000	N	N	5015 38TH AV NE
3	881540	1196	3/14/2001	327000	1270	400	7	1955	3	5000	N	N	6023 39TH AV NE
3	881990	0165	3/8/2001	341000	1290	850	7	1927	4	3959	N	N	5516 36TH AV NE
3	881990	0330	10/24/2001	295000	1300	360	7	1938	3	4280	N	N	5554 37TH AV NE
3	881340	0250	9/30/2002	429950	1300	0	7	1926	4	6676	N	N	4504 37TH AV NE
3	881990	1130	5/23/2002	375000	1300	460	7	1948	3	7490	Y	N	5745 36TH AV NE
3	243670	1185	5/30/2001	380000	1300	900	7	1926	4	4000	N	N	5214 36TH AV NE
3	881540	1000	5/29/2001	320000	1300	500	7	1950	3	5700	N	N	6056 37TH AV NE
3	243670	0570	4/1/2002	325500	1330	0	7	1926	3	3920	N	N	5058 38TH AV NE
3	318110	0050	10/25/2001	339950	1330	0	7	1941	4	5025	N	N	4347 NE 56TH ST
3	243670	1065	12/19/2001	311000	1330	870	7	1924	3	4000	N	N	5238 37TH AV NE
3	607950	0030	5/8/2001	393000	1350	0	7	1942	3	6400	N	N	4311 NE 57TH ST
3	881540	0475	8/29/2002	401000	1350	360	7	1928	4	3700	N	N	6205 37TH AV NE
3	243670	1200	9/24/2002	355000	1360	0	7	1924	4	4000	N	N	5224 36TH AV NE
3	881540	0435	10/10/2001	350000	1390	710	7	1938	3	4500	N	N	6224 36TH AV NE
3	152030	0050	9/26/2002	300000	1400	0	7	1927	3	3315	N	N	4736 35TH AV NE
3	243670	0240	5/25/2001	375000	1410	500	7	1941	3	4000	N	N	5010 36TH AV NE
3	607950	0350	4/23/2002	319000	1410	0	7	1947	4	5435	N	N	4301 NE 55TH ST
3	243670	0975	11/1/2001	334000	1440	100	7	1931	3	4000	N	N	5233 38TH AV NE
3	243670	0125	4/6/2001	298000	1450	0	7	1928	4	4000	N	N	5036 35TH AV NE
3	318210	0145	7/3/2001	299950	1460	0	7	1947	5	6750	N	N	6240 44TH AV NE
3	243670	1375	4/15/2002	285000	1480	0	7	1928	3	4000	N	N	5244 35TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	633800	0192	5/10/2002	325000	1500	250	7	1947	3	5040	N	N	5816 40TH AV NE
3	633800	0192	8/20/2001	302950	1500	250	7	1947	3	5040	N	N	5816 40TH AV NE
3	243670	1095	7/10/2001	319000	1500	0	7	1946	3	4300	N	N	5257 37TH AV NE
3	152030	0015	7/20/2001	307000	1510	0	7	1927	3	3400	N	N	4710 35TH AV NE
3	318210	0085	8/10/2001	258200	1520	0	7	1947	3	6750	N	N	6223 44TH AV NE
3	152030	0065	3/9/2001	384500	1530	740	7	1927	4	3315	N	N	4735 36TH AV NE
3	607950	0270	8/16/2002	332000	1540	0	7	1941	4	6000	N	N	4303 NE 56TH ST
3	633800	0171	11/6/2001	354000	1590	0	7	1946	5	5720	N	N	4020 NE 58TH ST
3	881990	1040	11/14/2002	342000	1600	240	7	1939	3	7275	N	N	5701 37TH AV NE
3	607950	0145	2/13/2001	347000	1650	0	7	1942	4	5600	N	N	5611 45TH AV NE
3	243670	1230	6/26/2001	535000	1660	1150	7	2001	3	4000	N	N	5246 36TH AV NE
3	881990	0855	3/9/2001	315000	1790	620	7	1915	4	4013	Y	N	5744 37TH AV NE
3	243670	0275	9/13/2002	400000	1800	370	7	1923	4	4000	N	N	5034 36TH AV NE
3	881990	1070	11/20/2001	415000	1840	120	7	1925	4	8560	Y	N	5724 35TH AV NE
3	607950	0365	2/22/2001	311500	1840	0	7	1948	3	3488	N	N	4047 NE 55TH ST
3	633800	0130	4/26/2001	487500	1850	0	7	1987	3	8580	N	N	4044 NE 58TH ST
3	797470	0120	6/7/2002	311950	1970	350	7	1950	4	8344	N	N	6034 40TH AV NE
3	881340	0550	11/9/2001	415000	2130	620	7	1940	4	7650	N	N	4800 38TH AV NE
3	633800	0421	9/26/2002	345000	1300	600	8	1959	3	5500	N	N	4348 NE 57TH ST
3	797470	0116	7/30/2001	402500	1370	900	8	1955	3	7425	N	N	6039 43RD AV NE
3	797470	0117	6/21/2001	369000	1370	900	8	1955	3	7425	N	N	6045 43RD AV NE
3	881540	0960	1/4/2002	325000	1540	0	8	1961	3	7500	N	N	6027 37TH AV NE
3	797470	0123	4/10/2002	449000	1720	880	8	1957	3	5500	N	N	6056 41ST AV NE
3	318160	0090	6/21/2002	607000	2330	480	8	2001	3	6426	N	N	4102 NE 60TH ST
3	881340	0148	2/16/2001	530000	3110	0	9	1998	3	3750	N	N	4509 37TH AV NE
3	797470	0175	8/20/2001	769500	3060	0	11	2001	3	8704	N	N	4037 NE 56TH ST
6	565260	0094	2/5/2001	193000	770	0	5	1923	3	8077	N	N	9103 35TH AV NE
6	797420	0947	3/22/2001	189950	780	0	5	1930	4	4788	N	N	3624 NE 65TH ST
6	565260	1355	7/6/2001	249000	970	900	5	1921	3	8686	N	N	2522 NE 91ST ST
6	639200	0810	4/19/2002	175000	600	0	6	1917	4	4500	N	N	7740 36TH AV NE
6	639200	0625	10/31/2002	214000	670	0	6	1944	3	6000	N	N	7718 36TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	797720	0325	8/22/2002	178000	700	0	6	1934	3	3060	Y	N	7516 30TH AV NE
6	536320	0131	1/2/2001	213200	720	0	6	1943	3	5100	N	N	3239 NE 86TH ST
6	717630	0025	1/22/2001	243000	720	0	6	1950	4	7200	N	N	7334 40TH AV NE
6	797720	0860	9/26/2001	210000	740	0	6	1944	3	5100	N	N	7736 32ND AV NE
6	565310	0100	4/3/2001	284000	750	530	6	1944	5	5016	N	N	9008 30TH AV NE
6	565260	0165	10/10/2001	270000	750	550	6	1993	3	2600	N	N	9112 32ND AV NE
6	565260	0115	5/23/2001	238000	750	0	6	1943	5	7052	N	N	3230 NE 91ST ST
6	797720	0965	11/6/2001	219950	770	0	6	1948	3	4590	N	N	7706 32ND AV NE
6	510140	4344	10/3/2001	245000	770	290	6	1953	3	5060	N	N	2342 NE 94TH ST
6	639200	0570	6/18/2002	232000	790	0	6	1948	3	4000	N	N	7546 36TH AV NE
6	684470	3010	3/27/2001	237000	790	0	6	1948	3	6120	N	N	3814 NE 90TH ST
6	536320	0015	5/8/2002	262500	810	0	6	1946	3	5500	N	N	3232 NE 89TH ST
6	792010	0130	6/12/2001	210000	840	0	6	1924	3	5100	N	N	6836 26TH AV NE
6	565260	0205	4/26/2002	200000	850	0	6	1930	3	7850	N	N	9215 35TH AV NE
6	717630	0065	9/12/2001	245000	860	0	6	1947	4	6050	N	N	4025 NE 75TH ST
6	549920	0085	4/27/2001	229500	870	580	6	1909	3	3800	N	N	7051 34TH AV NE
6	369290	0010	11/12/2001	238000	930	0	6	1918	5	3150	N	N	6822 27TH AV NE
6	510140	2479	10/14/2002	215000	1000	180	6	1911	3	5388	N	N	9112 23RD AV NE
6	510140	2456	11/4/2002	267500	1150	120	6	1952	4	6380	N	N	2345 NE 91ST ST
6	543030	0093	10/7/2002	200200	730	0	7	1950	3	5588	N	N	7344 39TH AV NE
6	565260	0145	5/29/2001	279500	730	180	7	1923	4	5289	N	N	9102 32ND AV NE
6	921290	0725	8/15/2002	305000	740	0	7	1942	3	6000	N	N	3158 NE 81ST ST
6	717020	0110	1/28/2002	285000	750	140	7	1926	3	3800	N	N	7028 34TH AV NE
6	510140	2420	6/10/2002	217000	770	0	7	1954	3	6380	N	N	2315 NE 91ST ST
6	510140	2120	2/14/2002	263000	770	200	7	1945	5	7200	N	N	8808 RAVENNA AV NE
6	858540	0145	10/23/2001	270000	770	970	7	1950	4	5562	N	N	6834 37TH AV NE
6	639200	3490	11/29/2001	269950	780	450	7	1937	4	6000	N	N	7525 44TH AV NE
6	797420	0926	10/4/2001	265000	800	400	7	1949	3	5080	N	N	6529 36TH AV NE
6	271060	0130	2/8/2002	250000	820	0	7	1949	4	6216	N	N	6529 38TH AV NE
6	921290	0900	3/28/2001	222500	820	0	7	1941	3	6801	N	N	3416 NE 80TH ST
6	921340	0090	7/5/2001	280000	820	200	7	1946	3	7750	N	N	3622 NE 84TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	921290	0005	10/12/2001	274500	820	360	7	1942	3	6208	N	N	8274 30TH AV NE
6	921290	0255	10/18/2002	279000	820	220	7	1942	3	6000	N	N	3159 NE 85TH ST
6	921290	0775	7/29/2002	303000	820	220	7	1942	3	6000	N	N	3141 NE 81ST ST
6	271060	0115	5/3/2001	240000	820	0	7	1949	3	6327	N	N	6511 38TH AV NE
6	565260	0555	10/18/2002	305000	820	400	7	1953	4	5100	N	N	3057 NE 94TH ST
6	044600	0125	6/13/2002	262000	820	0	7	1950	3	5220	N	N	8051 43RD AV NE
6	921290	0515	11/15/2001	299000	830	830	7	1942	4	6000	N	N	3143 NE 83RD ST
6	921290	0145	6/18/2001	335000	830	630	7	1942	4	6000	N	N	8215 31ST AV NE
6	797720	1311	8/8/2002	310000	830	510	7	1942	3	5610	N	N	7536 33RD AV NE
6	369290	0085	7/25/2001	330000	840	840	7	1949	5	4000	N	N	6813 28TH AV NE
6	436120	0110	6/3/2002	319500	840	800	7	1949	3	4944	N	N	6824 37TH AV NE
6	921290	0025	10/26/2001	270000	840	220	7	1942	3	6000	N	N	8242 30TH AV NE
6	447090	0020	7/30/2002	265000	840	0	7	1950	3	6240	N	N	8049 42ND AV NE
6	332750	0055	5/22/2002	300000	850	700	7	1947	4	8555	Y	N	2587 NE 83RD ST
6	893510	0110	4/23/2002	307500	860	280	7	1945	3	8100	N	N	4220 NE 65TH ST
6	127930	0005	11/28/2001	270500	860	130	7	1945	4	5100	N	N	6528 27TH AV NE
6	921440	0095	7/2/2001	352500	860	860	7	1947	4	6156	N	N	7021 27TH AV NE
6	221550	0195	6/12/2002	344000	860	590	7	1945	3	6500	N	N	8002 39TH AV NE
6	044400	0310	4/3/2002	248000	860	0	7	1950	3	6545	N	N	4210 NE 85TH ST
6	921290	0950	2/23/2001	259950	860	0	7	1941	4	6900	N	N	8110 34TH AV NE
6	921290	0160	2/21/2001	222300	860	0	7	1942	3	6000	N	N	8205 31ST AV NE
6	921290	0330	7/1/2002	298000	860	0	7	1942	3	6000	N	N	3164 NE 84TH ST
6	043900	0465	9/23/2002	279950	860	0	7	1951	3	5400	N	N	8623 30TH AV NE
6	639200	1614	8/15/2002	203000	860	0	7	1951	3	4500	N	N	7740 38TH AV NE
6	921290	0050	6/9/2001	310000	870	650	7	1942	5	6000	N	N	8210 30TH AV NE
6	921290	0860	2/14/2001	259000	870	0	7	1941	3	6000	N	N	3220 NE 80TH ST
6	921440	0060	11/13/2002	300000	870	190	7	1947	4	5724	N	N	7219 27TH AV NE
6	221550	0125	3/11/2002	316950	880	880	7	1947	4	6000	N	N	8021 39TH AV NE
6	921290	0090	6/6/2002	328000	880	170	7	1942	3	6000	N	N	8026 30TH AV NE
6	549920	0020	10/3/2001	257500	880	880	7	1947	4	3800	N	N	7044 34TH AV NE
6	549970	0015	12/21/2001	285000	880	680	7	1928	4	3800	N	N	7048 33RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	568350	0110	6/21/2002	266000	880	0	7	1951	3	5243	N	N	7054 38TH AV NE
6	639200	3680	7/6/2001	250000	890	0	7	1950	3	7150	N	N	7503 45TH AV NE
6	921290	0695	10/19/2001	315000	890	840	7	1942	3	6000	N	N	3122 NE 81ST ST
6	921290	0055	4/18/2002	297500	890	400	7	1942	3	6000	N	N	8206 30TH AV NE
6	639200	3520	3/26/2002	280000	890	0	7	1951	4	4000	N	N	7507 44TH AV NE
6	639200	3670	6/21/2002	249950	890	0	7	1950	3	7150	N	N	7507 45TH AV NE
6	639200	1830	7/2/2002	280000	890	0	7	1950	3	6000	N	N	7702 39TH AV NE
6	858540	0100	4/9/2001	239500	890	0	7	1950	3	5184	N	N	6847 37TH AV NE
6	639200	3410	10/4/2002	275000	900	530	7	1940	4	5000	N	N	7540 43RD AV NE
6	044100	0200	5/25/2001	290000	900	180	7	1947	3	6148	N	N	8038 37TH AV NE
6	044200	0030	2/25/2002	295000	900	450	7	1947	3	5664	N	N	8226 40TH AV NE
6	044200	0010	5/14/2002	300950	900	310	7	1947	3	5664	N	N	8250 40TH AV NE
6	044100	0145	2/22/2002	318500	900	500	7	1947	4	5141	N	N	8051 37TH AV NE
6	044200	0045	5/11/2001	268000	900	300	7	1947	3	5664	N	N	8208 40TH AV NE
6	924490	0224	3/13/2002	295000	900	520	7	1946	5	5300	N	N	8018 40TH AV NE
6	921290	0185	2/12/2002	327000	900	900	7	1942	3	6000	N	N	8101 31ST AV NE
6	507140	0405	6/19/2001	235000	910	0	7	1951	3	6000	N	N	8716 40TH AV NE
6	044100	0180	6/15/2001	287000	910	750	7	1947	3	5880	N	N	8013 37TH AV NE
6	044200	0050	12/26/2001	296000	910	600	7	1947	4	5664	N	N	8202 40TH AV NE
6	741020	0045	6/6/2001	245500	910	450	7	1942	4	5376	N	N	6825 35TH AV NE
6	568300	0059	2/12/2002	262000	910	650	7	1950	3	5628	N	N	6529 44TH AV NE
6	565260	0271	1/19/2001	234500	910	0	7	1947	4	6782	N	N	3203 NE 94TH ST
6	042504	9086	4/18/2002	260000	920	500	7	1939	4	6968	N	N	7355 33RD AV NE
6	436120	0100	7/10/2002	314000	920	640	7	1944	4	7242	N	N	6819 37TH AV NE
6	684470	1620	8/19/2002	265000	930	610	7	1941	3	5100	N	N	3527 NE 87TH ST
6	684470	2020	1/11/2001	248000	930	0	7	1946	3	5610	N	N	3820 NE 85TH ST
6	921490	0005	7/16/2002	366000	940	250	7	1947	3	7265	N	N	7275 29TH AV NE
6	684470	0975	4/25/2002	299950	940	0	7	1941	3	6528	N	N	3514 NE 90TH ST
6	127930	0040	4/2/2001	411000	950	950	7	1946	5	6000	N	N	6507 28TH AV NE
6	797720	1620	6/11/2002	326000	960	790	7	1950	4	4500	N	N	7746 34TH AV NE
6	508140	0480	4/3/2002	290000	960	750	7	1954	3	5100	N	N	7526 26TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	797720	1120	7/10/2001	249900	960	0	7	1949	4	4590	N	N	7516 32ND AV NE
6	639200	3319	5/29/2001	295000	960	300	7	1947	3	7000	N	N	4316 NE 77TH ST
6	543030	0036	8/27/2002	314950	960	280	7	1951	3	6350	N	N	7311 40TH AV NE
6	717020	0055	5/18/2001	305000	970	120	7	1949	5	3800	N	N	7014 33RD AV NE
6	740970	0380	2/16/2001	380000	980	980	7	1938	5	4756	N	N	6557 30TH AV NE
6	639200	1666	6/20/2002	330000	980	700	7	1950	4	5000	N	N	7736 39TH AV NE
6	684470	3700	10/25/2001	267500	980	500	7	1946	4	6120	N	N	3835 NE 94TH ST
6	921490	0120	4/10/2001	347500	980	700	7	1951	5	5429	N	N	7210 29TH AV NE
6	893810	0075	8/2/2002	304000	980	0	7	1947	3	5000	N	N	6846 28TH AV NE
6	684470	2080	9/26/2001	300000	980	380	7	1948	3	6120	N	N	3856 NE 85TH ST
6	684470	2080	5/8/2001	285000	980	380	7	1948	3	6120	N	N	3856 NE 85TH ST
6	815660	0190	5/11/2001	310495	990	300	7	1921	4	5100	N	N	6822 26TH AV NE
6	921440	0025	11/9/2002	300000	990	460	7	1947	3	5184	N	N	7251 27TH AV NE
6	684470	3930	4/17/2001	201000	1000	0	7	1952	4	6120	N	N	3855 NE 95TH ST
6	797720	0285	1/4/2002	290000	1000	240	7	1950	3	6120	N	N	7537 31ST AV NE
6	639200	0290	6/20/2002	317000	1000	1000	7	1948	4	6000	N	N	7535 36TH AV NE
6	127930	0055	11/2/2001	346000	1000	1000	7	1946	4	6100	N	N	6529 28TH AV NE
6	044400	0050	5/17/2002	312500	1000	0	7	1951	4	6000	N	N	4056 NE 87TH ST
6	565310	0105	7/25/2001	236000	1010	0	7	1950	3	10218	N	N	2750 NE 90TH ST
6	921290	0745	10/29/2001	324900	1010	120	7	1942	4	7248	N	N	3105 NE 81ST ST
6	684470	3800	8/8/2001	292500	1010	600	7	1947	3	6120	N	N	3808 NE 94TH ST
6	510140	2496	9/13/2002	284000	1020	120	7	1953	3	6380	N	N	2334 NE 91ST ST
6	221550	0155	2/6/2001	279000	1020	50	7	1945	3	6510	N	N	3917 NE 82ND ST
6	565260	0455	4/26/2001	245000	1030	0	7	1940	3	6782	N	N	3054 NE 94TH ST
6	543030	0106	3/16/2001	235500	1030	0	7	1928	4	5934	N	N	3823 NE 75TH ST
6	797420	0517	8/20/2002	235000	1030	0	7	1941	4	5985	N	N	7021 37TH AV NE
6	032504	9210	6/19/2001	284500	1030	420	7	1950	3	4830	N	N	8005 37TH AV NE
6	684470	2630	7/6/2001	288000	1040	120	7	1941	3	6120	N	N	3826 NE 88TH ST
6	921540	0175	1/11/2001	242500	1040	120	7	1954	3	5100	N	N	7038 25TH AV NE
6	639200	3450	9/4/2001	301000	1040	740	7	1951	3	5000	N	N	7545 44TH AV NE
6	741020	0215	3/21/2001	336500	1050	1000	7	1939	3	5120	N	N	6822 32ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	536320	0198	1/10/2001	250000	1050	800	7	1937	3	5200	N	N	3039 NE 88TH ST
6	639200	1870	8/24/2001	256250	1050	500	7	1950	3	6000	N	N	7521 40TH AV NE
6	921290	0620	6/12/2001	323000	1050	880	7	1942	4	6000	N	N	3109 NE 82ND ST
6	893810	0005	6/24/2002	320750	1050	240	7	1951	3	6000	N	N	6858 29TH AV NE
6	543030	0070	1/24/2001	259500	1060	0	7	1918	5	7620	N	N	7324 39TH AV NE
6	601550	0080	9/13/2002	339000	1060	0	7	1947	3	7000	N	N	8208 38TH AV NE
6	044300	0035	11/21/2001	300000	1070	800	7	1949	3	5664	N	N	8221 43RD AV NE
6	508140	0700	6/18/2001	351000	1080	400	7	1939	4	5550	Y	N	7537 30TH AV NE
6	921290	0385	5/2/2001	270075	1080	170	7	1942	3	6000	N	N	3141 NE 84TH ST
6	639200	1790	10/1/2002	273500	1080	0	7	1950	3	6000	N	N	7726 39TH AV NE
6	510140	4238	10/30/2002	308950	1080	110	7	1961	3	8120	N	N	2309 NE 94TH ST
6	601550	0110	5/6/2002	322000	1080	290	7	1947	3	6000	N	N	8207 39TH AV NE
6	639200	0780	6/11/2002	300000	1100	500	7	1941	4	5000	N	N	7756 36TH AV NE
6	382070	0075	5/1/2001	250000	1110	0	7	1954	3	5243	N	N	6548 38TH AV NE
6	044400	0065	7/31/2002	357500	1120	500	7	1951	3	6795	N	N	4076 NE 87TH ST
6	508140	0420	6/11/2001	249900	1120	500	7	1926	3	5100	N	N	7501 26TH AV NE
6	684470	2700	7/6/2001	261500	1130	0	7	1945	3	6120	N	N	3839 NE 89TH ST
6	521020	0202	4/16/2002	319000	1130	180	7	1930	3	10800	N	N	9419 42ND AV NE
6	921440	0155	5/30/2001	350000	1140	1140	7	1952	4	5985	N	N	7230 27TH AV NE
6	508140	0550	9/17/2001	257000	1150	850	7	1960	3	5250	N	N	7507 27TH AV NE
6	639200	1640	8/28/2002	265500	1150	0	7	1950	3	6000	N	N	7754 39TH AV NE
6	684470	2130	7/31/2002	215000	1150	0	7	1943	3	6120	N	N	3855 NE 86TH ST
6	684470	0685	8/15/2001	265000	1150	550	7	1954	3	5100	N	N	3551 NE 92ND ST
6	044500	0070	4/11/2001	280000	1150	190	7	1948	3	5858	N	N	8239 40TH AV NE
6	921290	0740	9/26/2002	332000	1160	120	7	1941	3	6720	N	N	3178 NE 81ST ST
6	797720	1965	11/27/2001	249250	1160	0	7	1951	4	7650	N	N	3402 NE 75TH ST
6	565260	1009	7/10/2002	317000	1170	1140	7	1964	4	7328	N	N	2707 NE 95TH ST
6	885300	0030	8/1/2002	280000	1180	0	7	1950	3	6496	N	N	8021 44TH AV NE
6	639200	1650	7/11/2001	265000	1180	0	7	1950	4	7000	N	N	7748 39TH AV NE
6	042504	9134	2/22/2002	269950	1180	0	7	1950	3	5050	N	N	6533 26TH AV NE
6	549920	0005	11/29/2001	240000	1180	0	7	1950	3	4750	N	N	7056 34TH AV NE

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Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	1640	3/4/2002	218000	1190	0	7	1940	3	5100	N	N	3531 NE 87TH ST
6	921290	0450	4/10/2002	334000	1190	490	7	1942	3	6000	N	N	3140 NE 83RD ST
6	921540	0157	1/11/2001	219000	1200	0	7	1970	3	5100	N	N	7058 25TH AV NE
6	921440	0200	6/10/2002	272000	1200	580	7	1947	3	6776	N	N	7259 28TH AV NE
6	565260	1265	1/8/2001	270000	1210	120	7	1932	3	10721	N	N	2535 NE 94TH ST
6	507140	0560	11/17/2002	239000	1210	0	7	1953	3	6000	N	N	4233 NE 88TH ST
6	565260	0185	5/14/2002	407000	1210	560	7	1923	4	10578	N	N	3225 NE 92ND ST
6	510140	4313	3/8/2002	280000	1210	280	7	1946	3	6815	N	N	2310 NE 94TH ST
6	568350	0055	9/11/2001	305000	1220	0	7	1951	4	5029	N	N	7002 38TH AV NE
6	568350	0075	6/26/2002	301600	1220	820	7	1951	3	4770	N	N	7020 38TH AV NE
6	639200	1010	9/11/2001	325000	1220	620	7	1979	3	6000	N	N	7708 37TH AV NE
6	568350	0116	6/27/2002	287500	1220	0	7	1951	4	5457	N	N	7060 38TH AV NE
6	717020	0080	6/20/2001	285000	1230	0	7	1928	4	3800	N	N	7009 34TH AV NE
6	740970	0025	8/12/2002	305650	1230	560	7	1960	3	4000	N	N	6841 32ND AV NE
6	511640	0026	9/20/2001	313000	1230	450	7	1959	3	7192	N	N	4212 NE 92ND ST
6	742070	0010	7/27/2001	265000	1240	0	7	1927	4	8100	N	N	6820 40TH AV NE
6	684470	3570	3/23/2001	319950	1240	750	7	1951	3	6120	N	N	3821 NE 93RD ST
6	565260	0235	5/22/2002	353000	1240	0	7	1928	4	10578	N	N	3242 NE 92ND ST
6	740970	0505	12/17/2001	305000	1250	0	7	1924	4	4100	N	N	6554 30TH AV NE
6	565260	1157	7/16/2001	319950	1250	1150	7	1956	4	9228	N	N	2548 NE 94TH ST
6	042504	9163	6/1/2001	352000	1260	580	7	1955	4	7335	N	N	7527 28TH AV NE
6	921290	0640	4/12/2002	300000	1260	290	7	1942	3	6000	N	N	3133 NE 82ND ST
6	921290	0425	7/27/2001	345000	1260	360	7	1942	4	6000	N	N	3110 NE 83RD ST
6	042504	9058	5/29/2002	350450	1270	1000	7	1958	4	5460	N	N	6524 26TH AV NE
6	507140	0425	9/3/2002	325000	1270	750	7	1957	3	6000	N	N	4017 NE 88TH ST
6	797720	1510	10/25/2002	380000	1270	450	7	1945	4	5100	N	N	7736 33RD AV NE
6	604940	0075	5/3/2002	256000	1270	290	7	1959	3	7680	N	N	8308 28TH AV NE
6	565260	0175	5/11/2001	278500	1280	0	7	1947	3	7052	N	N	3211 NE 92ND ST
6	221550	0220	6/18/2002	340000	1290	290	7	1945	4	6360	N	N	8021 40TH AV NE
6	921290	0530	7/19/2001	291000	1300	0	7	1942	3	6000	N	N	3161 NE 83RD ST
6	893810	0095	6/25/2001	364500	1310	1310	7	1953	4	5000	N	N	6831 28TH AV NE

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Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	601550	0150	5/20/2002	375500	1330	270	7	1947	3	6000	N	N	8226 39TH AV NE
6	127930	0015	6/20/2001	340000	1330	400	7	1945	4	5000	N	N	6516 27TH AV NE
6	924490	0055	11/30/2001	310000	1330	0	7	1953	4	8370	N	N	4015 NE 82ND ST
6	797420	0766	7/19/2002	330000	1330	280	7	1951	3	4995	N	N	6855 38TH AV NE
6	797420	0771	7/25/2002	358500	1330	620	7	1951	3	4400	N	N	6834 38TH AV NE
6	684470	3161	8/12/2002	333000	1350	680	7	1955	3	5100	N	N	3823 NE 91ST ST
6	127930	0045	12/19/2001	324500	1350	1350	7	1946	4	6000	N	N	6515 28TH AV NE
6	043900	0240	10/22/2002	330400	1350	360	7	1953	3	6240	N	N	8813 26TH AV NE
6	510140	4354	8/27/2002	318500	1360	0	7	1940	5	5146	N	N	2350 NE 94TH ST
6	741020	0075	8/20/2002	401000	1360	0	7	1942	3	5376	N	N	6832 34TH AV NE
6	921440	0005	11/14/2002	252000	1370	200	7	1947	3	5184	N	N	2615 NE 75TH ST
6	510140	2182	7/31/2002	327000	1380	870	7	1985	3	5803	N	N	2371 NE 90TH ST
6	684470	0425	3/26/2002	299950	1380	0	7	1948	3	6120	N	N	3515 NE 93RD ST
6	639200	1530	6/5/2002	355000	1390	780	7	1950	3	6000	N	N	7703 39TH AV NE
6	536320	0086	7/23/2001	280000	1390	0	7	1947	3	5200	N	N	3215 NE 88TH ST
6	436120	0090	6/1/2001	333000	1390	0	7	1947	3	7242	N	N	3614 NE 68TH ST
6	601550	0200	11/4/2002	320000	1390	400	7	1946	3	6000	N	N	3914 NE 82ND ST
6	921290	0440	4/4/2001	357000	1400	290	7	1942	3	6000	N	N	3128 NE 83RD ST
6	044200	0240	5/10/2001	359000	1400	170	7	1948	3	5664	N	N	8214 42ND AV NE
6	044200	0220	7/12/2001	335000	1400	260	7	1948	3	5664	N	N	8238 42ND AV NE
6	797720	0140	6/18/2002	338500	1410	500	7	1951	3	5100	N	N	7725 31ST AV NE
6	639200	0960	11/19/2001	285000	1410	270	7	1959	3	5000	N	N	7703 38TH AV NE
6	510140	4351	6/20/2001	345000	1430	730	7	1987	3	5005	N	N	9417 25TH AV NE
6	565260	0190	9/16/2002	329000	1440	0	7	1925	3	10578	N	N	3233 NE 92ND ST
6	684470	0525	6/3/2002	300000	1440	0	7	1948	3	7650	N	N	3542 NE 92ND ST
6	921440	0445	10/14/2002	375000	1450	0	7	1947	3	7062	N	N	7002 28TH AV NE
6	921290	0460	7/22/2002	375000	1450	140	7	1942	3	6000	N	N	3152 NE 83RD ST
6	043900	0110	2/27/2001	294000	1450	720	7	1963	3	9956	N	N	8817 25TH PL NE
6	043800	0195	3/22/2002	380000	1460	500	7	1958	4	6120	N	N	8011 30TH AV NE
6	639200	3200	6/19/2001	342500	1460	1050	7	1980	3	6000	N	N	7730 43RD AV NE
6	797720	0905	2/8/2001	249950	1480	0	7	1947	3	5100	N	N	7726 32ND AV NE

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Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	0750	7/9/2002	285900	1490	0	7	1992	3	3000	N	N	7741 37TH AV NE
6	893810	0105	1/12/2001	300000	1490	990	7	1950	4	6000	N	N	6843 28TH AV NE
6	769710	0060	7/10/2002	309000	1490	0	7	1946	3	5910	N	N	3045 NE 86TH ST
6	684470	3060	9/10/2002	299000	1490	580	7	1952	3	6936	N	N	3842 NE 90TH ST
6	042504	9164	4/23/2001	319000	1490	0	7	1918	4	6342	N	N	2602 NE 65TH ST
6	740970	0105	6/7/2002	332000	1500	120	7	1928	3	4000	N	N	6838 31ST AV NE
6	797720	1930	5/7/2002	275000	1500	0	7	1946	3	5100	N	N	7517 35TH AV NE
6	510140	2130	1/8/2002	290000	1510	350	7	1945	4	6150	N	N	8804 RAVENNA AV NE
6	043900	0115	9/27/2002	335500	1510	1050	7	1960	4	5940	N	N	8809 25TH PL NE
6	042504	9083	2/7/2001	266000	1520	0	7	1939	3	6901	N	N	7354 33RD AV NE
6	684470	2845	4/18/2002	360000	1520	660	7	1997	3	3060	N	N	3836 NE 89TH ST
6	792010	0105	4/13/2001	284000	1530	0	7	1995	3	5250	N	N	6849 27TH AV NE
6	921290	0475	6/6/2001	360000	1530	1290	7	1942	3	6790	N	N	3170 NE 83RD ST
6	044600	0115	9/25/2001	258500	1540	0	7	1950	3	4731	N	N	8028 42ND AV NE
6	536320	0183	1/14/2002	353000	1550	0	7	1954	4	8568	N	N	3025 NE 87TH ST
6	684470	2655	10/4/2002	267500	1550	0	7	1984	3	3060	N	N	3840 NE 88TH ST
6	044400	0205	6/7/2001	360000	1560	550	7	1951	4	9150	N	N	4066 NE 86TH ST
6	684470	3320	7/17/2002	296000	1570	0	7	1951	3	6120	N	N	3843 NE 92ND ST
6	741020	0095	5/4/2001	496100	1580	1210	7	1942	5	6016	N	N	6848 34TH AV NE
6	127930	0080	4/5/2002	345000	1610	400	7	1947	5	5000	N	N	6512 28TH AV NE
6	684470	1480	7/15/2002	315000	1620	440	7	1946	4	5100	N	N	3555 NE 88TH ST
6	769710	0050	4/27/2001	357500	1620	0	7	1946	4	5910	N	N	3033 NE 86TH ST
6	565260	0953	10/9/2002	285000	1630	250	7	1950	3	8141	N	N	2751 NE 94TH ST
6	741020	0240	5/29/2001	481000	1680	500	7	1939	5	6144	N	N	6844 32ND AV NE
6	042504	9142	4/25/2002	330000	1680	720	7	1950	3	5500	N	N	6525 27TH AV NE
6	565260	0786	10/31/2002	390000	1690	0	7	1924	4	10306	N	N	2717 NE 91ST ST
6	536320	0053	4/3/2001	254950	1720	0	7	1947	3	6630	N	N	3241 NE 89TH ST
6	044600	0140	10/22/2002	326000	1740	0	7	1950	3	5400	N	N	8033 43RD AV NE
6	684470	2975	9/25/2001	320000	1760	680	7	1950	4	9180	N	N	3827 NE 90TH ST
6	921290	0595	11/4/2002	393000	1780	300	7	1963	3	6868	N	N	3164 NE 82ND ST
6	604940	0035	5/23/2001	405000	1780	0	7	1956	3	8963	N	N	8221 30TH AV NE

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Area 45
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	043800	0050	3/4/2002	437500	1780	920	7	1954	5	7084	N	N	8057 28TH AV NE
6	044600	0055	4/12/2001	299950	1820	0	7	1950	3	5800	N	N	8026 41ST AV NE
6	221550	0230	6/14/2001	399000	1840	270	7	1945	4	6360	N	N	8009 40TH AV NE
6	684470	2310	8/13/2002	299000	1870	0	7	1941	5	6120	N	N	3841 NE 87TH ST
6	271060	0015	1/14/2002	337500	2000	0	7	1947	4	5304	N	N	6513 40TH AV NE
6	565260	1440	8/2/2002	340000	2100	0	7	1957	4	9320	N	N	9012 25TH AV NE
6	565260	0706	10/17/2002	280000	1070	1000	8	1947	3	8118	N	N	9106 30TH AV NE
6	043000	0045	9/8/2002	426750	1090	250	8	1953	3	5546	N	N	4222 NE 72ND ST
6	038100	0070	6/25/2001	371000	1130	1130	8	1954	4	5800	N	N	4215 NE 70TH ST
6	043500	0025	6/18/2002	330000	1150	480	8	1950	3	7020	N	N	6538 43RD AV NE
6	043500	0010	5/25/2001	325000	1150	860	8	1950	3	5355	N	N	4311 NE 68TH ST
6	038100	0115	11/18/2002	330000	1150	800	8	1952	3	7590	N	N	6837 43RD AV NE
6	043400	0090	11/19/2001	300000	1150	660	8	1951	3	7020	N	N	6532 42ND AV NE
6	043400	0015	3/18/2002	311500	1160	250	8	1951	3	7020	N	N	6548 40TH AV NE
6	127930	0125	10/11/2001	325000	1160	280	8	1950	3	5814	N	N	6526 29TH AV NE
6	043000	0170	9/25/2001	336500	1170	350	8	1953	4	5618	N	N	7011 42ND AV NE
6	043500	0100	6/25/2002	350000	1220	550	8	1950	3	6615	N	N	6536 44TH AV NE
6	921440	0045	10/30/2001	320000	1280	520	8	1957	3	5724	N	N	7237 27TH AV NE
6	043000	0040	9/25/2001	320000	1280	300	8	1953	3	5700	N	N	4216 NE 72ND ST
6	043100	0055	7/18/2002	339000	1290	790	8	1954	3	4998	N	N	6553 36TH AV NE
6	038100	0170	2/13/2002	330000	1300	300	8	1951	3	5940	N	N	6802 43RD AV NE
6	043100	0105	9/13/2002	335000	1320	850	8	1955	3	5049	N	N	6553 37TH AV NE
6	038100	0205	12/21/2001	325000	1330	1090	8	1953	3	6018	N	N	6821 44TH AV NE
6	043920	0015	2/13/2002	379000	1360	940	8	1959	3	7200	N	N	7744 29TH AV NE
6	639200	1725	1/30/2001	332000	1390	600	8	1979	3	6000	N	N	7757 40TH AV NE
6	332750	0020	6/26/2001	365000	1400	1150	8	1947	3	6000	N	N	2575 NE 85TH ST
6	329080	0175	6/10/2002	295000	1410	800	8	1952	3	6180	N	N	7340 34TH AV NE
6	043150	0105	7/17/2001	383000	1420	800	8	1957	3	6405	N	N	4258 NE 74TH ST
6	043150	0225	3/5/2002	417500	1430	1020	8	1956	4	6200	N	N	4251 NE 74TH ST
6	521020	0210	7/3/2002	291000	1450	1020	8	1945	3	12000	N	N	4035 NE 95TH ST
6	639200	2960	11/5/2001	359800	1460	930	8	1978	3	6000	N	N	7532 42ND AV NE

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Area 45
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	508140	0670	7/26/2001	399950	1470	1040	8	1988	3	5313	Y	N	7559 30TH AV NE
6	227900	0020	2/21/2001	477500	1470	1170	8	1950	4	8512	N	N	7001 31ST AV NE
6	038100	0360	10/25/2002	405000	1470	0	8	1953	4	6380	N	N	4416 NE 68TH ST
6	043800	0030	1/29/2002	380000	1480	0	8	1958	4	6000	N	N	8022 27TH AV NE
6	740970	0746	6/12/2002	270000	1500	0	8	1927	3	3773	N	N	3112 NE 65TH ST
6	740970	0715	10/29/2001	440000	1500	820	8	1927	5	5000	N	N	6526 31ST AV NE
6	043150	0205	7/28/2002	375000	1520	0	8	1954	3	6386	N	N	4256 NE 73RD ST
6	043150	0095	3/27/2002	419000	1520	840	8	1957	3	6405	N	N	4272 NE 74TH ST
6	565260	0367	6/4/2002	317000	1530	0	8	1986	3	4495	N	N	9416 32ND AV NE
6	151660	0100	4/22/2002	395000	1530	630	8	1964	3	6800	N	N	7003 39TH AV NE
6	142400	0040	10/3/2002	503000	1540	1400	8	1968	4	8778	N	N	4226 NE 89TH ST
6	684470	0280	8/23/2002	338000	1550	600	8	1958	3	6120	N	N	3545 NE 94TH ST
6	038100	0055	7/23/2002	326500	1560	0	8	1953	3	7150	N	N	6831 42ND AV NE
6	043900	0210	6/17/2002	466000	1570	910	8	1998	3	6000	N	N	8501 27TH AV NE
6	565260	1230	1/4/2002	358000	1570	200	8	1995	3	10721	N	N	2518 NE 92ND ST
6	521020	0390	2/26/2001	449500	1590	920	8	1977	3	8470	Y	N	9041 45TH AV NE
6	043150	0035	3/21/2002	332500	1590	0	8	1960	4	7015	N	N	4241 NE 75TH ST
6	043150	0135	6/20/2002	457000	1710	360	8	1958	3	6405	N	N	4222 NE 74TH ST
6	042504	9094	9/18/2001	435000	1720	680	8	1949	4	5665	N	N	7346 34TH AV NE
6	382070	0035	4/19/2001	359000	1730	250	8	1959	4	5243	N	N	6553 39TH AV NE
6	536320	0018	7/17/2002	340000	1730	0	8	1951	3	9329	N	N	3241 NE 90TH ST
6	684470	1325	2/20/2001	320000	1740	1700	8	1952	3	6120	N	N	8803 38TH AV NE
6	038100	0165	4/4/2002	450000	1750	860	8	1951	4	5841	N	N	6808 43RD AV NE
6	042504	9131	2/27/2002	420000	1770	400	8	1952	4	5500	N	N	6541 29TH AV NE
6	549970	0045	12/26/2001	389000	1780	0	8	1986	4	4320	N	N	7049 33RD AV NE
6	271060	0095	7/23/2001	410000	1790	400	8	1949	5	5992	N	N	6506 38TH AV NE
6	507140	0380	5/9/2002	371000	1860	500	8	1978	3	6000	N	N	4018 NE 88TH ST
6	639200	3935	5/9/2002	360000	1880	0	8	1951	4	7800	N	N	7755 45TH AV NE
6	565260	0915	7/9/2002	475000	1930	0	8	1932	4	10684	N	N	2700 NE 91ST ST
6	740970	0155	7/25/2002	420000	1930	1010	8	1928	4	5100	N	N	6857 31ST AV NE
6	510140	2445	4/25/2002	360000	1950	0	8	1965	3	15950	N	N	2339 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	0765	12/5/2001	432500	2030	730	8	2001	3	3000	N	N	7731 37TH AV NE
6	038100	0335	8/8/2002	461000	2150	450	8	1953	3	5985	N	N	6810 44TH PL NE
6	390810	0030	7/12/2001	424500	2200	0	8	1994	3	5696	N	N	3701 NE 74TH PL
6	508140	0600	8/16/2002	350000	2200	0	8	1993	3	5087	N	N	2801 NE 77TH ST
6	797720	0033	7/20/2001	415000	2270	0	8	1993	3	3570	N	N	7749 31ST AV NE
6	565260	0090	9/17/2002	408000	2490	0	8	2001	3	6605	N	N	9111 35TH AV NE
6	565260	0091	6/10/2002	420000	2490	0	8	2001	3	5418	N	N	9115 35TH AV NE
6	508140	0610	4/25/2001	439000	2590	0	8	1970	3	5036	N	N	7544 28TH AV NE
6	639200	2796	3/26/2002	460000	2650	0	8	1979	4	6000	N	N	7526 42ND AV NE
6	510140	0603	8/24/2001	265000	1430	0	9	1978	3	6838	N	N	8519 25TH AV NE
6	038100	0290	10/17/2001	479500	1700	600	9	1953	4	6240	N	N	6815 44TH PL NE
6	038100	0125	11/13/2002	327500	1760	0	9	1953	3	6336	N	N	4301 NE 70TH ST
6	032504	9236	11/8/2001	530000	2160	730	9	2001	3	4400	N	N	8003 37TH AV NE
6	639200	3980	7/15/2002	605000	2200	1500	9	1951	3	12870	N	N	7737 45TH AV NE
6	565260	1275	6/25/2001	591000	2420	830	9	2001	3	7139	N	N	2525 NE 94TH ST
6	565260	1273	7/27/2001	571214	2420	780	9	2001	3	7139	N	N	2529 NE 94TH ST
6	639200	3645	5/23/2002	633000	2450	870	9	2002	3	5000	N	N	7529 45TH AV NE
6	565260	1270	9/4/2001	589000	2460	600	9	2001	3	7139	N	N	2533 NE 94TH ST
6	639200	3647	7/23/2002	666000	2470	870	9	2002	3	5000	N	N	7527 45TH AV NE
6	507140	0305	2/12/2001	586000	2580	750	9	2001	3	6000	N	N	4030 NE 88TH ST
6	536320	0052	2/14/2002	495000	2590	0	9	2001	3	7778	N	N	3249 NE 89TH ST
6	604940	0065	8/27/2001	485000	2630	0	9	1997	3	7296	N	N	8320 28TH AV NE
6	549920	0090	12/10/2001	530000	2800	0	9	2001	3	3800	N	N	7049 34TH AV NE
6	549920	0095	1/2/2002	525000	2800	0	9	2001	3	3800	N	N	7045 34TH AV NE
6	565260	0625	5/15/2002	593000	2880	0	9	1998	3	9901	N	N	3039 NE 92ND ST
6	565260	0828	9/17/2002	582500	2990	0	10	2002	3	6039	N	N	9010 27TH AV NE
6	565260	0660	9/26/2001	609000	3230	0	10	2001	3	8138	N	N	3048 NE 91ST ST

Vacant Sales Removed from this Annual Update Analysis
Area 45

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	092504	9197	12/20/2001	225000	RELATED PARTY FRIEND OR NEIGHBOR
2	092504	9266	4/6/2001	335000	RELOCATION - SALE TO SERVICE;
2	092504	9320	5/6/2002	25000	PARTIAL INTEREST (13 12 Etc.) DORRatio
2	092504	9320	2/12/2001	101000	QUIT CLAIM DEED DORRatio
2	186890	0635	10/18/2001	330000	RELOCATION - SALE TO SERVICE
2	186890	0825	7/5/2001	249900	Obsol UnFinArea
2	186890	1650	11/18/2002	66802	DORRatio
2	186890	1810	3/16/2001	270000	Obsol ActivePermitBeforeSale>25K
2	186890	1910	6/14/2001	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	186890	1980	1/4/2001	351500	ImpCount
2	186890	2770	5/30/2001	255000	SEGREGATION ANDOR MERGER
2	186890	2950	8/29/2001	555000	RELOCATION - SALE BY SERVICE
2	186890	2950	8/10/2001	555000	RELOCATION - SALE TO SERVICE
2	186990	0145	3/11/2002	343000	UnFinArea
2	187040	0045	3/15/2002	148665	EXEMPT FROM EXCISE TAX DORRatio
2	187040	0625	1/19/2001	110000	RELATED PARTY FRIEND OR NEIGHBOR DORRatio
2	243620	0220	3/26/2002	190000	TEAR DOWN
2	243620	0350	3/23/2001	220000	RELATED PARTY FRIEND OR NEIGHBOR
2	243620	0595	7/20/2002	235250	NO MARKET EXPOSURE
2	243620	0785	11/13/2001	363750	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	342360	0045	10/11/2002	184512	QUIT CLAIM DEED
2	717120	0025	8/28/2001	280000	NON-REPRESENTATIVE SALE;
2	717120	0060	8/16/2001	407000	RELOCATION - SALE TO SERVICE
2	717120	0125	9/25/2001	425000	NO MARKET EXPOSURE
2	717120	0245	10/24/2002	145500	DORRatio
2	882790	0560	6/21/2002	420000	NO MARKET EXPOSURE
2	882790	1175	10/17/2002	600000	%Compl
2	882790	1175	2/27/2001	202123	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	882790	1175	2/27/2001	202123	TEAR DOWN; AFFORDABLE HOUSING SALES
2	919120	0365	9/4/2001	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	919120	0860	10/16/2002	375000	Obsol ActivePermitBeforeSale>25K
2	919120	1650	3/5/2002	300000	MULTI-PARCEL SALE
2	919120	1660	3/5/2002	300000	MULTI-PARCEL SALE
2	919120	1900	8/13/2002	361000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	102504	9139	4/5/2001	91139	PARTIAL INTEREST (13 12 Etc.)
3	237920	0040	3/23/2001	294000	RELATED PARTY FRIEND OR NEIGHBOR
3	243670	0065	6/21/2001	319000	RELATED PARTY FRIEND OR NEIGHBOR
3	243670	1090	6/18/2001	83000	PARTIAL INTEREST (13 12 Etc.)
3	318210	0055	3/20/2001	290000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
3	318210	0090	1/12/2001	47534	QUIT CLAIM DEED DORRatio
3	610540	0072	7/2/2001	105000	RELATED PARTY FRIEND OR NEIGHBOR DORRatio
3	633800	0160	12/26/2001	317000	NO MARKET EXPOSURE
3	633800	0190	9/5/2002	28474	DORRatio
3	633800	0496	9/14/2001	31374	QUIT CLAIM DEED DORRatio
3	881340	0070	3/9/2001	247500	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR

Vacant Sales Removed from this Annual Update Analysis
Area 45

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	881540	0291	12/17/2001	240000	NON-REPRESENTATIVE SALE
3	881540	0585	5/15/2001	46669	STATEMENT TO DOR DORRatio
3	881540	0785	5/26/2001	315000	RELOCATION - SALE TO SERVICE;
3	881540	0795	6/25/2002	362000	ActivePermitBeforeSale>25K
3	881540	1215	10/7/2001	245000	TRADE
3	881540	1215	6/13/2001	230000	TRADE
3	881540	1235	1/11/2002	525000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
3	881990	0115	9/5/2001	216250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	881990	0250	8/23/2002	275000	ImpCount
3	881990	0890	7/18/2001	400000	RELOCATION - SALE TO SERVICE;
6	020850	0170	9/25/2001	499000	NO MARKET EXPOSURE
6	038100	0225	8/22/2001	337000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	042504	9056	7/12/2001	16976	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	043000	0250	1/16/2002	265000	RELATED PARTY FRIEND OR NEIGHBOR
6	043150	0170	3/28/2002	425000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	043150	0210	5/2/2001	477307	NON-REPRESENTATIVE SALE
6	043800	0190	4/22/2002	103750	PARTIAL INTEREST (13 12 Etc.)
6	043900	0065	9/13/2001	150891	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
6	043900	0150	10/28/2002	120996	DORRatio
6	044200	0115	5/15/2002	296000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	044200	0195	6/15/2001	301000	RELOCATION - SALE BY SERVICE
6	044200	0195	6/15/2001	301000	RELOCATION - SALE TO SERVICE
6	044400	0105	7/8/2002	26767	DORRatio
6	044400	0105	2/2/2001	27000	PARTIAL INTEREST (13 12 Etc.)
6	127930	0055	9/25/2001	346000	RELOCATION - SALE TO SERVICE
6	151380	0127	7/9/2001	63602	RELATED PARTY FRIEND OR NEIGHBOR
6	227900	0085	1/17/2001	108897	RELATED PARTY FRIEND OR NEIGHBOR DORRatio
6	278040	0005	3/8/2001	302000	UnFinArea
6	278040	0020	9/21/2001	55020	RELATED PARTY FRIEND OR NEIGHBOR
6	507140	0950	7/13/2001	911850	Questional, box plot
6	508140	0580	5/28/2002	375000	MULTI-PARCEL SALE Obsol
6	510140	0701	1/23/2001	180000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	510140	0720	10/9/2002	415000	UnFinArea
6	510140	2120	3/8/2001	140000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	510140	2472	11/2/2001	94505	PARTIAL INTEREST (13 12 Etc.) DORRatio
6	510140	4246	7/2/2002	265000	UnFinArea
6	510140	4325	4/18/2002	215000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	518510	0026	4/10/2002	366000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	521020	0155	7/19/2001	140000	RELATED PARTY FRIEND OR NEIGHBOR
6	521020	0219	3/28/2001	275000	Obsol
6	521020	0298	9/30/2002	322950	OpenSpace
6	536320	0129	2/15/2002	200000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	565260	0045	2/22/2002	309950	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	565260	0090	3/12/2001	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Removed from this Annual Update Analysis
Area 45

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	565260	0091	3/12/2001	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	565260	0094	7/11/2001	162704	RELATED PARTY FRIEND OR NEIGHBOR
6	565260	0115	6/7/2002	116902	PARTIAL INTEREST (13 12 Etc.) DORRatio
6	565260	0290	2/6/2001	150000	BUILDER OR DEVELOPER SALES %Compl DORRatio
6	565260	0295	5/25/2001	300000	BUILDER OR DEVELOPER SALES
6	565260	0828	12/10/2001	157000	TEAR DOWN; NON-REPRESENTATIVE SALE
6	565260	0930	8/8/2002	329000	SAS Outlier
6	565260	1470	3/1/2001	160000	NO MARKET EXPOSURE
6	565310	0010	1/10/2002	126825	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	565310	0075	6/18/2001	369950	NO MARKET EXPOSURE
6	565310	0135	6/27/2001	376000	NO MARKET EXPOSURE
6	565310	0151	5/17/2002	155000	Obsol PrevImp<=1K
6	639200	0290	10/9/2001	223000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	639200	0680	8/6/2001	138701	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	639200	0725	4/9/2002	181000	PrevImp<=1K
6	639200	1910	9/5/2001	137176	QUIT CLAIM DEED; STATEMENT TO DOR
6	639200	2680	3/5/2002	9806	RELATED PARTY FRIEND OR NEIGHBOR DORRatio
6	639200	3490	8/28/2001	98629	RELATED PARTY FRIEND OR NEIGHBOR DORRatio
6	639200	3650	10/24/2002	649000	%Compl
6	684470	0280	8/23/2002	338000	RELOCATION - SALE TO SERVICE;
6	684470	1240	9/18/2001	521560	QUIT CLAIM DEED; MULTI-PARCEL SALE
6	684470	1245	9/18/2001	521560	QUIT CLAIM DEED; MULTI-PARCEL SALE
6	684470	1510	11/14/2002	126656	DORRatio
6	684470	1715	6/24/2001	270000	MP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	2320	5/23/2002	269000	RELATED PARTY FRIEND OR NEIGHBOR
6	684470	2870	4/4/2002	124087	RELATED PARTY FRIEND OR NEIGHBOR
6	684470	2955	7/26/2001	276000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	684470	3710	10/5/2001	220000	RELATED PARTY FRIEND OR NEIGHBOR
6	717630	0050	2/26/2002	364900	QUESTIONABLE PER SALES IDENTIFICATION
6	717630	0050	2/26/2002	364900	QUESTIONABLE PER SALES IDENTIFICATION
6	717630	0050	4/19/2002	333593	QUESTIONABLE PER SALES IDENTIFICATION
6	797420	0765	8/23/2001	260000	RELATED PARTY FRIEND OR NEIGHBOR
6	797420	0776	10/25/2001	305500	NO MARKET EXPOSURE
6	797420	0934	6/3/2002	385000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	797720	0980	11/30/2001	187500	NO MARKET EXPOSURE
6	797720	1005	4/10/2001	138000	MP. CHARACTERISTICS CHANGED SINCE SALE
6	797720	1215	6/2/2001	100000	QUIT CLAIM DEED; AND OTHER WARNINGS
6	797720	1555	4/16/2002	312000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	815660	0090	5/22/2002	108555	QUIT CLAIM DEED DORRatio
6	815660	0175	1/8/2001	230000	RELATED PARTY FRIEND OR NEIGHBOR
6	893810	0055	6/25/2001	133346	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
6	921290	0920	9/19/2001	295280	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	921340	0135	7/25/2001	300000	RELATED PARTY FRIEND OR NEIGHBOR

Vacant Sales Removed from this Annual Update Analysis
Area 45

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	921440	0280	1/29/2001	220359	QUIT CLAIM DEED
6	921540	0175	10/29/2002	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	921540	0255	9/28/2001	265000	ESTATE ADMINISTRATOR GUARDIAN OR EXECUTOR
6	924490	0122	5/22/2001	204326	QUIT CLAIM DEED DORRatio